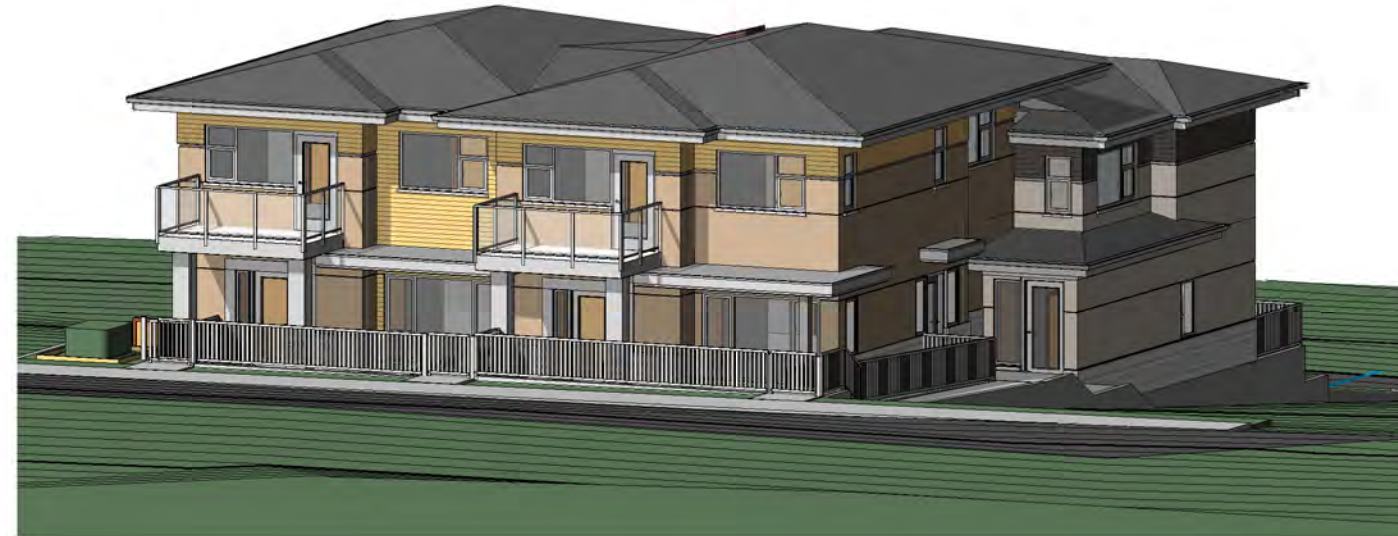


"Civic Address," Coquitlam, BC - TRIPLEX 1



② 3D View 1 - Option A

FLOOR AREA (m2)			
Unit #	Level	Name	Area
1	LEVEL 1	RESIDENTIAL	79.91 m ²
1	LEVEL 2	RESIDENTIAL	79.91 m ²
			159.81 m ²
2	LEVEL 1	RESIDENTIAL	77.25 m ²
2	LEVEL 2	RESIDENTIAL	77.33 m ²
			154.58 m ²
3	LEVEL 1	RESIDENTIAL	87.75 m ²
3	LEVEL 2	RESIDENTIAL	83.03 m ²
			170.77 m ²
TOTAL PROPOSED FLOOR AREA:			485.16 m ²

OUTDOOR SPACE AREA			
Unit #	Level	Name	Area
1	LEVEL 1	OUTDOOR PRIVATE SPACE	29.94 m ²
1	LEVEL 2	BALCONY	7.15 m ²
			37.09 m ²
2	LEVEL 1	OUTDOOR PRIVATE SPACE	32.47 m ²
2	LEVEL 2	BALCONY	7.15 m ²
			39.63 m ²
3	LEVEL 1	OUTDOOR PRIVATE SPACE	57.28 m ²
3	LEVEL 2	BALCONY	5.99 m ²
			63.27 m ²

STATISTICS

Civic Address: _____, Coquitlam, BC _____

Legal Address:
-

Current Zoning:
RT-1

Proposed Use:
Triplex

Site Area:
Existing Lot Area: _____ m²

Dedicated Lot Area: _____ m²

Net Lot Area: _____ m²

DRAWING LIST - OPTION A	
SHEET NUMBER	SHEET NAME
A002	STATISTICS
A100	SITE PLAN
A120	LEVEL 1 PLAN
A130	LEVEL 2 PLAN
A140	ROOF PLAN
A200a	ELEVATIONS - OPTION A
A201a	ELEVATIONS - OPTION A
A205	SPATIAL SEPARATION CALCULATIONS
A300	SECTIONS
A305	RETAINING WALL SECTIONS
A500	DETAILS
A600a	3D VIEWS - OPTION A
A601a	3D VIEWS - OPTION A
A602a	3D VIEWS - OPTION A
A900	AREA PLANS

Grand total: 15

DEVELOPMENT DATA SUMMARY

LOT COVERAGE:

Maximum Permitted Lot Coverage: 50%

Proposed Lot Coverage:

Area Covered by Building: _____ m² / Net Lot Area _____ m² = _____ m² (____%)

TOTAL FLOOR AREA:

FSR:

Maximum Permitted:
0.75 x Lot Area = _____ m²

Proposed:

Floor Area _____ m² / Existing Lot Area _____ m² = ____FSR

PRIVATE OUTDOOR AMENITY SPACE:

Minimum Required:

37 m² per unit

SETBACKS:

Minimum Required:

From Front Property Line = 5.5m
From Rear Property Line = 6.0m
Interior Side Property Line = 1.2m
Exterior Side Property Line = 3.0m

Proposed:

From Front Property Line = 5.5m
From Rear Property Line = 6.0m
Interior Side Property Line = 1.2m
Exterior Side Property Line = n/a

HEIGHT:

Maximum Permitted:

(i) 9.5 metres; or
(ii) 11.0 metres for buildings and structures having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.

Proposed Height:

Lowest of either Natural grade or Finished grade at the building corners:

Northwest corner = elevation _____ metres

Southwest corner = elevation _____ metres

Northeast corner = elevation _____ metres

Southeast corner = elevation _____ metres

Sum of all Elevations = Total = elevation _____ metres

Divide Total Elevation by 4 = Average Grade = elevation _____ metres

Top of Roof Peak Elevation = _____ metres

Height = Difference between Average Grade and Roof Peak Elevation = elevation _____ metres

Garbage and Organic Waste:

Minimum Required:

Two carts per unit each. Cart measures 0.74 m front to back, 0.58 m side to side, and a height of 1.07 m.

Provided:

Garbage room for 2 carts measuring 1.31 m x 0.85 m internal per unit.

VEHICLE PARKING:

Minimum Required:

Fourplex Residential: 2 spaces per dwelling unit, of which a maximum of 100% may be tandem parking spaces

Total:

= 6 parking spaces

Provided:

6 parking spaces

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Project:
TRIPLEX 1

-

Issue Date: (YYYY-MM-DD)

-

Revision Date:

-

Drawn: Checked:

-

Project Number:

-

Drawing:

STATISTICS

Scale:

1 1/2" = 1'-0"

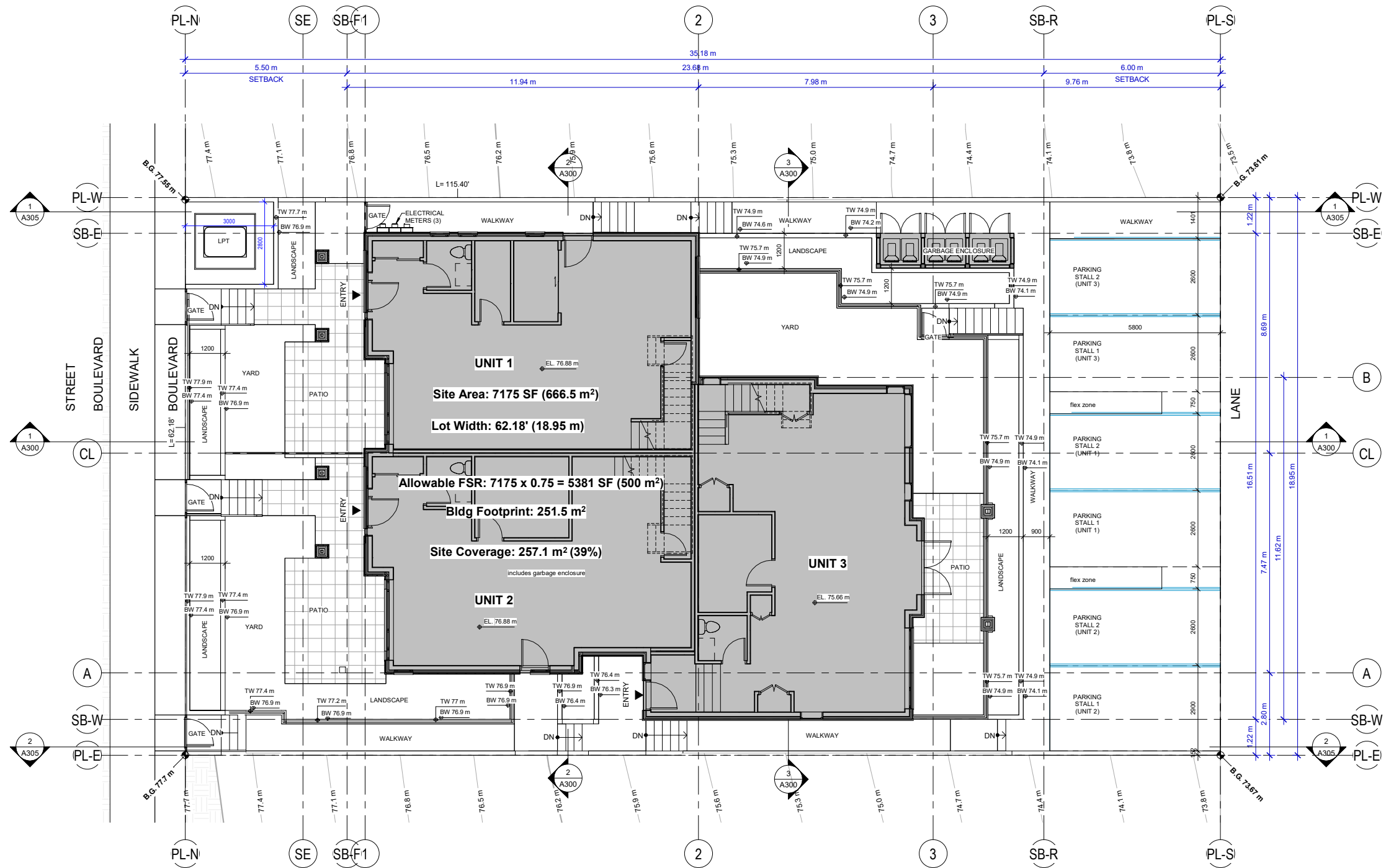
ANKENMAN MARCHAND ARCHITECTS

1645 West 5th Avenue
Vancouver, BC V6J 1N5

Tel: 604-872-2595
Email: office@amarchitects.com

DWG. No.

A002



1 SITE PLAN
1 : 75

Plot Date: 2022-05-13 10:03:19
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Project:
TRIPLEX 1

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Revision Date:
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Drawn: -
Checked: -
Project Number:
-

Drawing:
SITE PLAN
Scale:
1 : 75



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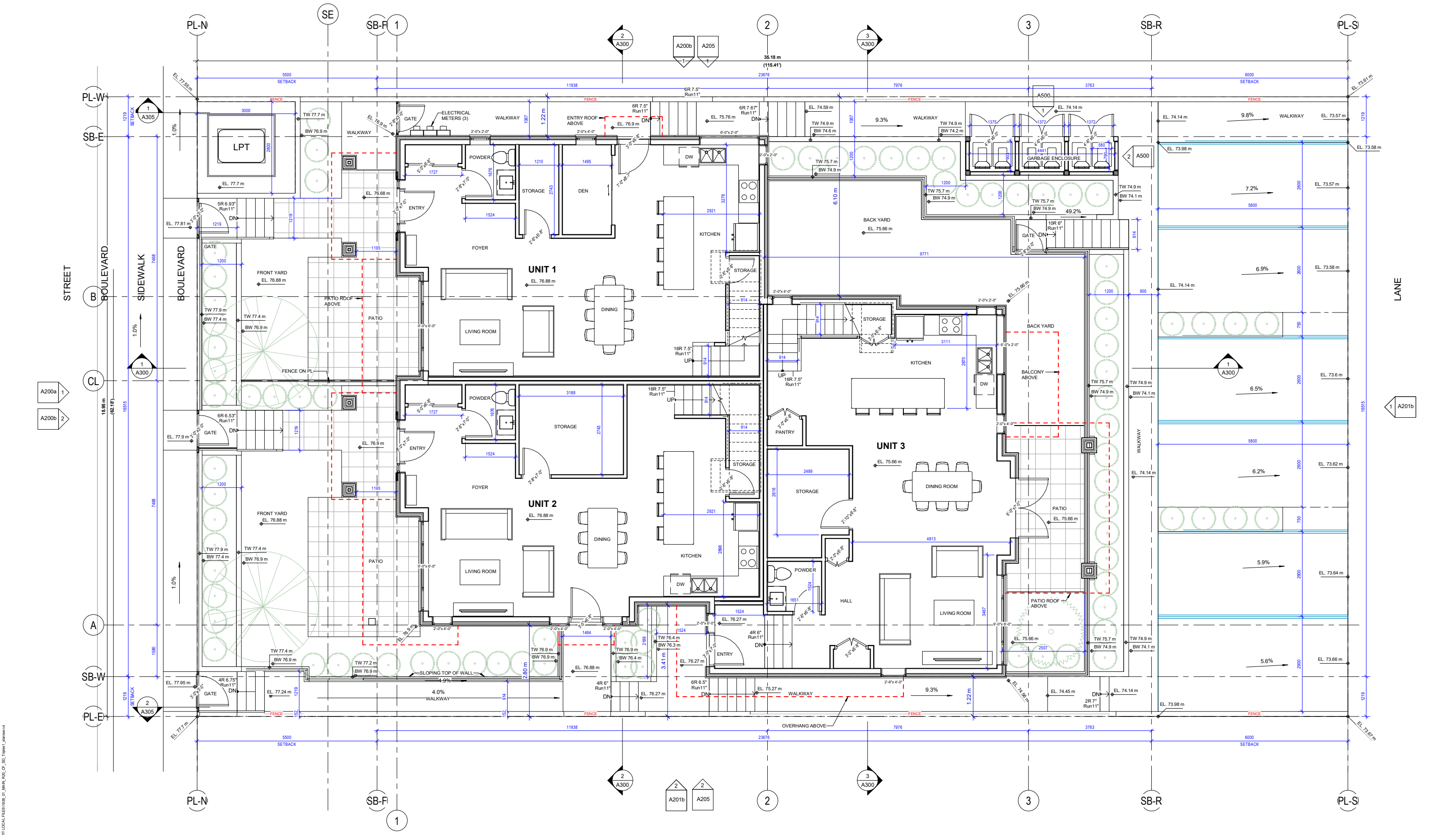
1645 West 5th Avenue
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DWG. No.

A100

2022-05-13 West 10:03:19
 AM



Plan Date: 2023-05-13 10:30:22
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Project:
TRIPLEX 1

Issue Date: (YYYY-MM-DD)
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 Revision Date:
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Drawn: -
 Checked: -
 Project Number:
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Drawing:
LEVEL 1 PLAN
 Scale:
 1 : 50

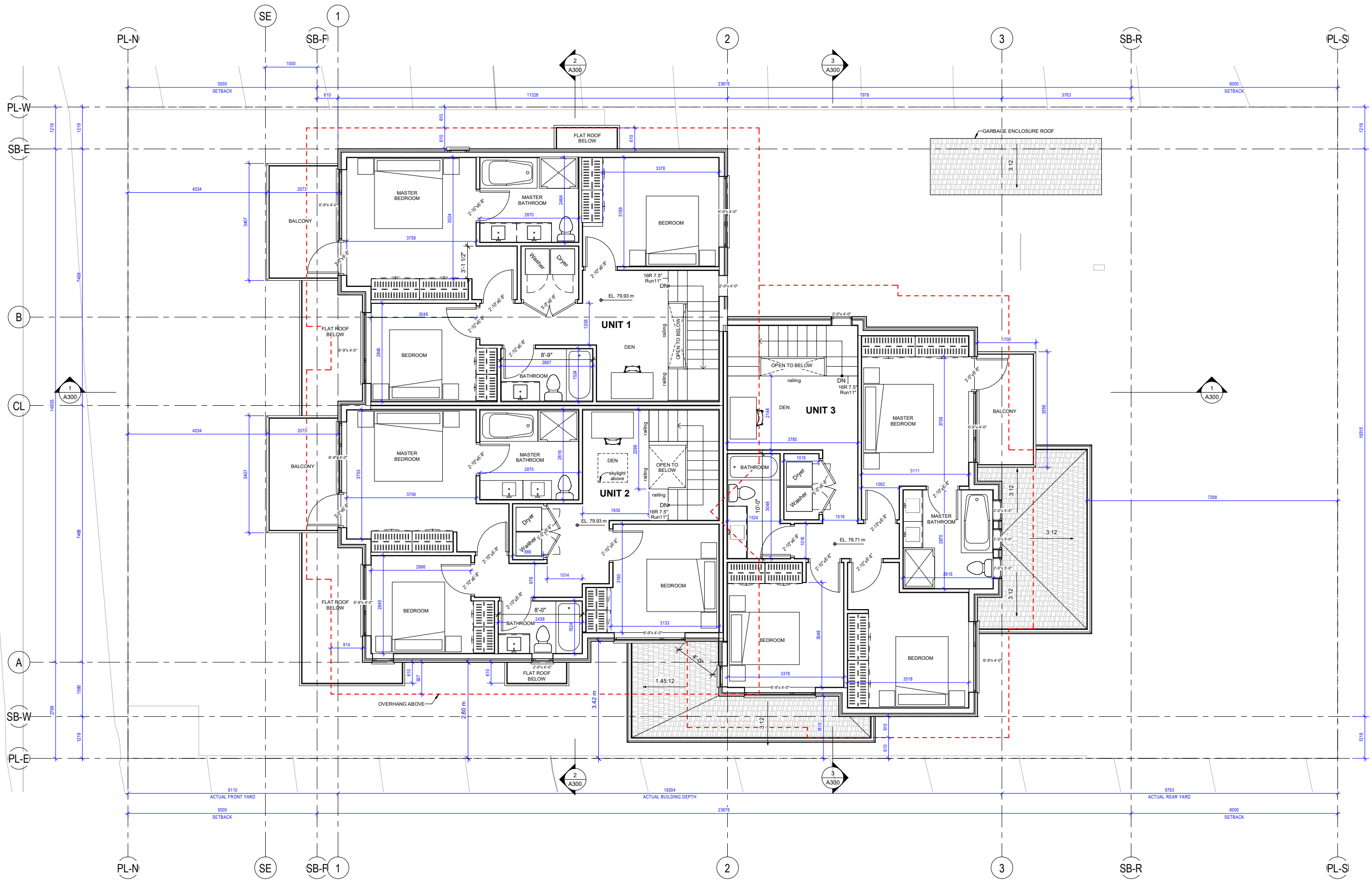


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DWG. No.
A120



Plan Date: 2022-05-13 10:03:23
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Project:
TRIPLEX 1

Issue Date: (YYYY-MM-DD)
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 Revision Date:
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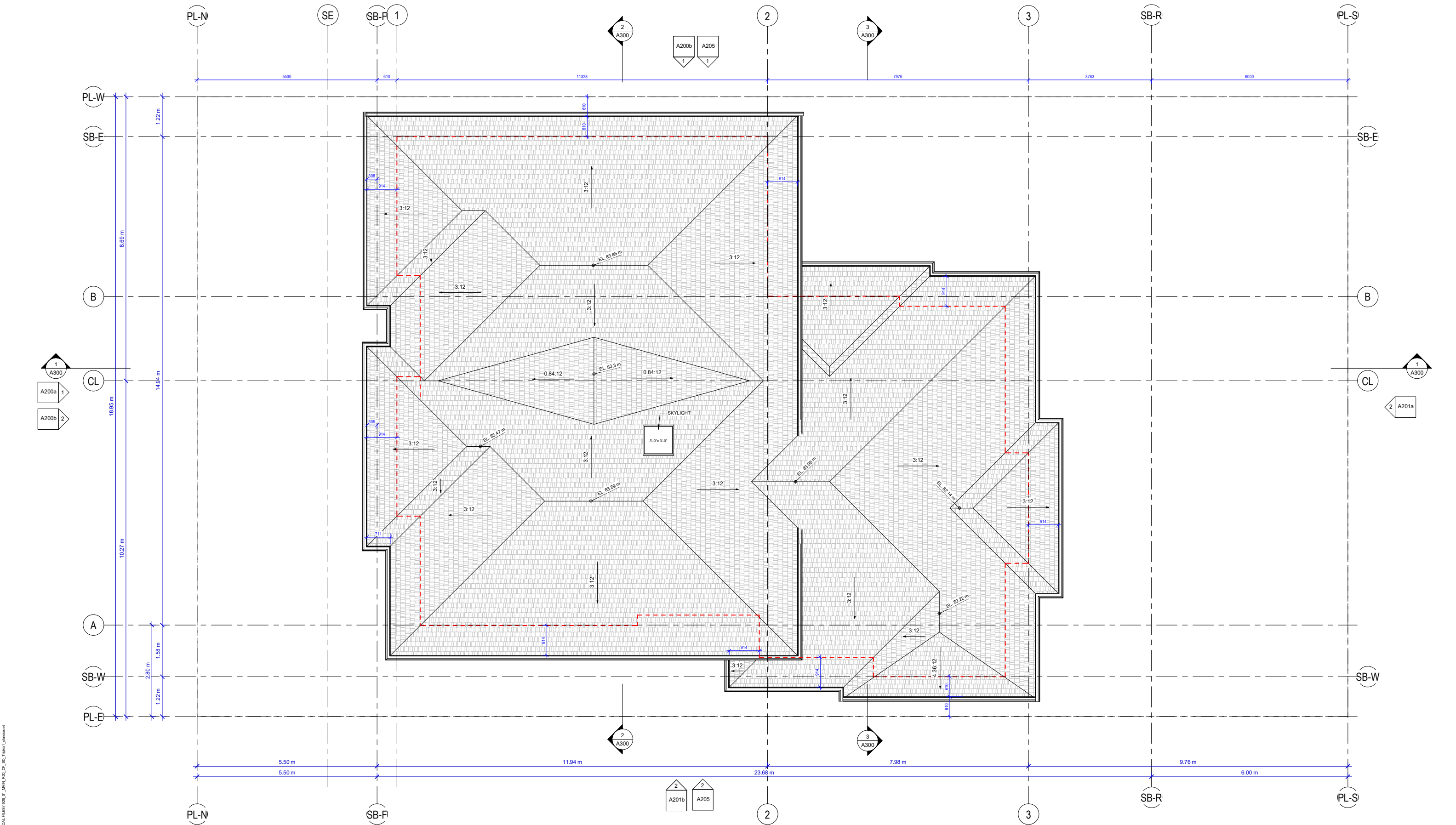
Drawn: -
 Checked: -
 Project Number:
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Drawing:
LEVEL 2 PLAN
 Scale:
1 : 50



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 1645 West 5th Avenue
 Vancouver, BC V6J 1N5
 Tel: 604-872-2595
 Email: office@amarchitects.com

DWG. No.
A130



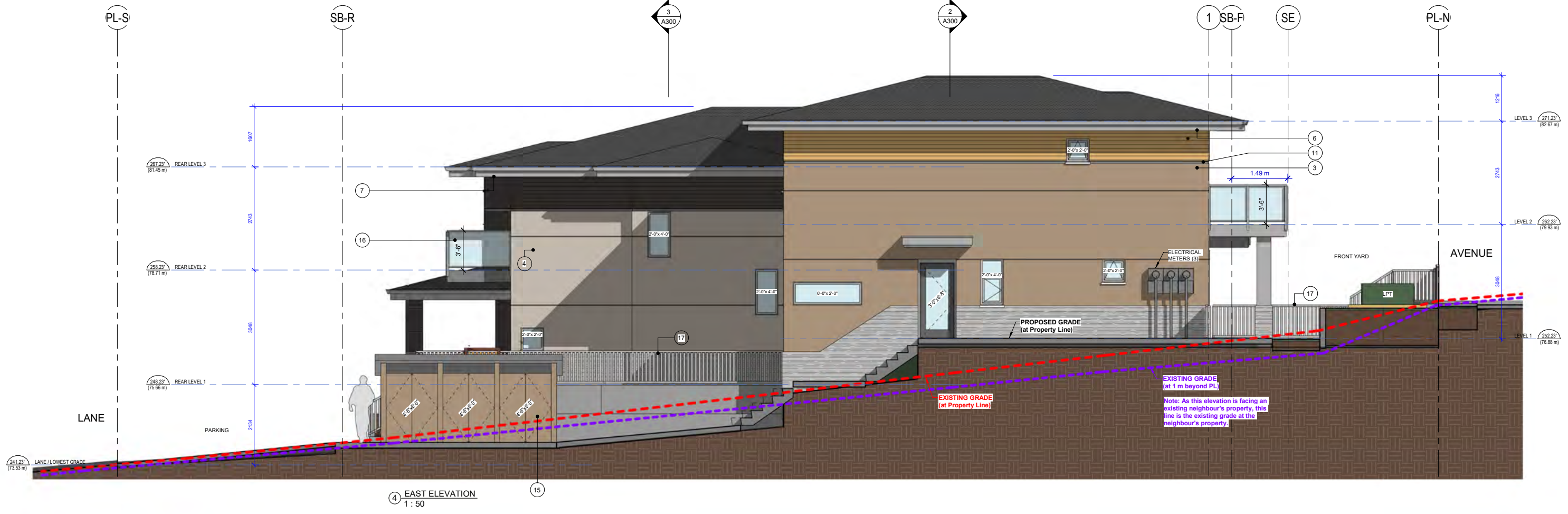
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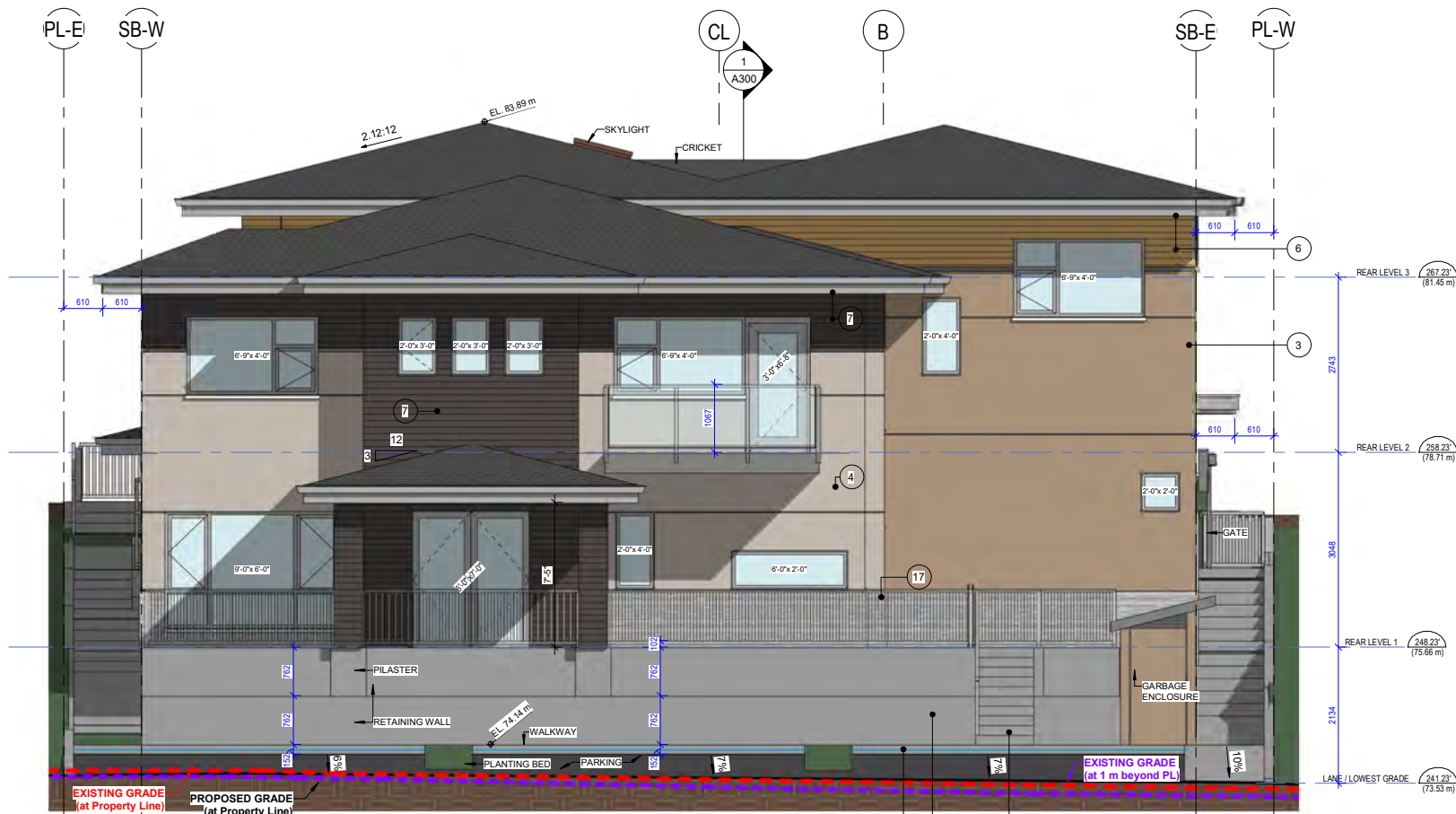
MATERIAL LEGEND	
Number	Material
1	EXPOSED ARCHITECTURAL CAST-IN-PLACE CONCRETE WALL / PEDESTAL / STAIR / RAMP / PLANTER
2	INTERLOCKING BLOCK RETAINING WALL, COLOUR: NATURAL STONE GRAY
3	STUCCO, LIGHT DASH, PAINTED, COLOUR: Benjamin Moore Kingsport Gray HC-86
4	STUCCO, LIGHT DASH, PAINTED, COLOUR: Benjamin Moore Pale Oak OC-20
5	STUCCO, LIGHT DASH, PAINTED, COLOUR: Benjamin Moore Oxford White CC-30 --and-- SOFFIT, NATURAL STAINED CEDAR OR FIBER CEMENT TRUESOFFIT (6.25" EXPOSURE), FINISH: TRUE GRAIN SERIES, COLOUR: CEDARTONE
6	FIBER CEMENT LAP SIDING (4" EXPOSURE) & FIBER CEMENT TRUESOFFIT (6.25" EXPOSURE), FINISH: TRUE GRAIN SERIES, COLOUR: CEDARTONE
7	FIBER CEMENT LAP SIDING (4" EXPOSURE) & FIBER CEMENT TRUESOFFIT (6.25" EXPOSURE), FINISH: TRUE GRAIN SERIES, COLOUR: NIGHT RIDER
8	FIBER CEMENT LAP SIDING (4" EXPOSURE), FINISH: TRUE GRAIN SERIES, COLOUR: WEST COAST GREY
9	FIBER CEMENT LAP SIDING (4" EXPOSURE), FINISH: SMOOTH, COLOUR: Sherwin Williams Searching Blue SW-6536
10	STONE VENEER, UP TO 1 1/2" THICK, COMPLETE WITH LINEAR COPING STONE, STONE SHAPE: MODERN LINEAR ASHLAR, COLOUR: WHITE / LIGHT GREY: LIMESTONE or SAND or BASALT or VERSETTA
11	ALUMINUM FLASHING, 2 1/2" EXPOSURE, COLOUR: STANDARD SILVER (TO MATCH WINDOWS)
12	ALUMINUM WINDOWS, FRAME COLOUR: STANDARD SILVER
13	PATIO DOOR, PREFINISHED ALUMINUM, HIGH EFFICIENCY, DOUBLE GLAZED, MULLION AND DOOR COLOUR: STANDARD SILVER
14	UNIT ENTRANCE DOOR, PREFINISHED ALUMINUM, HIGH EFFICIENCY, DOUBLE GLAZED, MULLION AND DOOR COLOUR: STANDARD SILVER
15	METAL LOCKING DOOR (GARBAGE), COLOUR: Benjamin Moore Kingsport Gray HC-86
16	RAILING, POWDER COATED ALUMINUM, CLEAR GLASS PANEL, COLOUR: STANDARD SILVER
17	RAILING - ALUMINUM PICKET, COLOUR: STANDARD SILVER
18	ROOF, ASPHALT SHINGLES, COLOUR: MEDIUM GRAY
19	FASCIA BOARD / COLUMN / DECK EDGE, COLOUR: SILVER (OR SIMILAR)
20	ALUMINUM GUTTER - COLOUR: STANDARD SILVER

1 NORTH ELEVATION
1 : 50



4 EAST ELEVATION
1 : 50

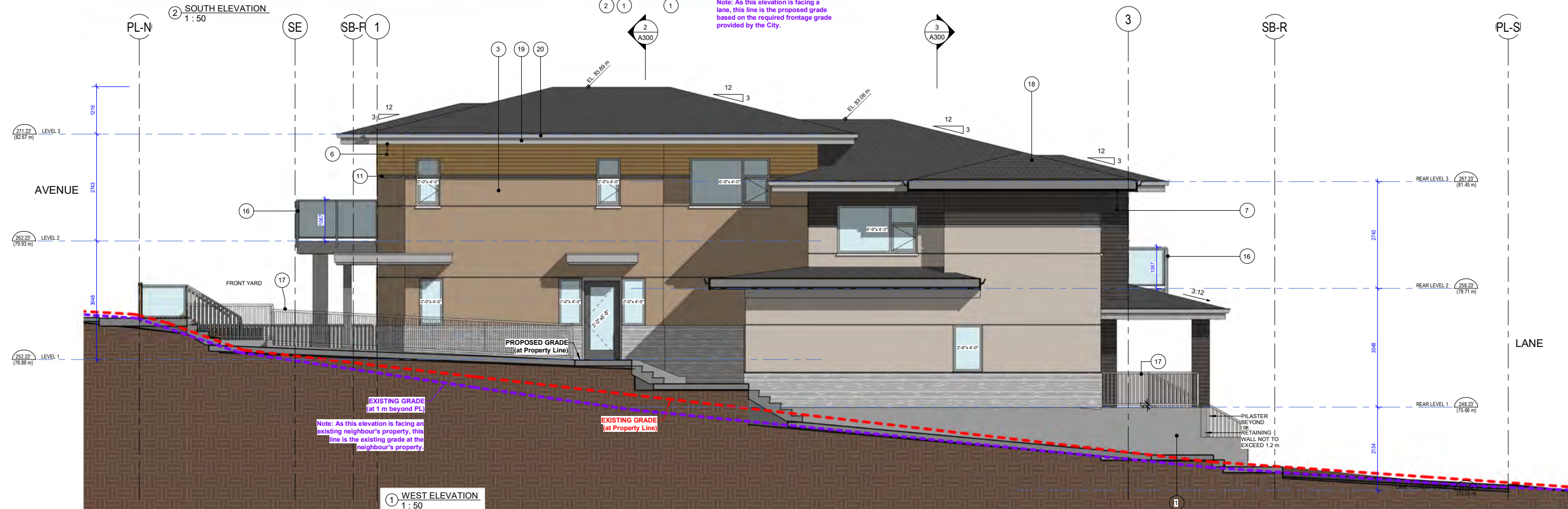
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MATERIAL LEGEND	
Number	Material
1	EXPOSED ARCHITECTURAL CAST-IN-PLACE CONCRETE WALL / PEDESTAL / STAIR / RAMP / PLANTER
2	INTERLOCKING BLOCK RETAINING WALL, COLOUR: NATURAL STONE GRAY
3	STUCCO, LIGHT DASH, PAINTED, COLOUR: Benjamin Moore Kingsport Gray HC-86
4	STUCCO, LIGHT DASH, PAINTED, COLOUR: Benjamin Moore Pale Oak OC-20
5	STUCCO, LIGHT DASH, PAINTED, COLOUR: Benjamin Moore Oxford White CC-30 --and-- SOFFIT, NATURAL STAINED CEDAR OR FIBER CEMENT TRUESOFFIT (6.25" EXPOSURE), FINISH: TRUE GRAIN SERIES, COLOUR: CEDARTONE
6	FIBER CEMENT LAP SIDING (4" EXPOSURE) & FIBER CEMENT TRUESOFFIT (6.25" EXPOSURE), FINISH: TRUE GRAIN SERIES, COLOUR: CEDARTONE
7	FIBER CEMENT LAP SIDING (4" EXPOSURE) & FIBER CEMENT TRUESOFFIT (6.25" EXPOSURE), FINISH: TRUE GRAIN SERIES, COLOUR: NIGHT RIDER
8	FIBER CEMENT LAP SIDING (4" EXPOSURE), FINISH: TRUE GRAIN SERIES, COLOUR: WEST COAST GREY
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10	STONE VENEER, UP TO 1 1/2" THICK, COMPLETE WITH LINEAR COPING STONE, STONE SHAPE: MODERN LINEAR ASHLAR, COLOUR: WHITE / LIGHT GREY: LIMESTONE or SAND or BASALT or VERSETTA
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12	ALUMINUM WINDOWS, FRAME COLOUR: STANDARD SILVER
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14	UNIT ENTRANCE DOOR, PREFINISHED ALUMINUM, HIGH EFFICIENCY, DOUBLE GLAZED, MULLION AND DOOR COLOUR: STANDARD SILVER
15	METAL LOCKING DOOR (GARBAGE), COLOUR: Benjamin Moore Kingsport Gray HC-86
16	RAILING, POWDER COATED ALUMINUM, CLEAR GLASS PANEL, COLOUR: STANDARD SILVER
17	RAILING - ALUMINUM PICKET, COLOUR: STANDARD SILVER
18	ROOF, ASPHALT SHINGLES, COLOUR: MEDIUM GRAY
19	FASCIA BOARD / COLUMN / DECK EDGE, COLOUR: SILVER (OR SIMILAR)
20	ALUMINUM GUTTER - COLOUR: STANDARD SILVER

2 SOUTH ELEVATION
1:50

Note: As this elevation is facing a lane, this line is the proposed grade based on the required frontage grade provided by the City.



1 WEST ELEVATION
1:50

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Project:
TRIPLEX 1

Issue Date: (YYYY-MM-DD)
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Revision Date:
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Drawn: -
Checked: -
Project Number:
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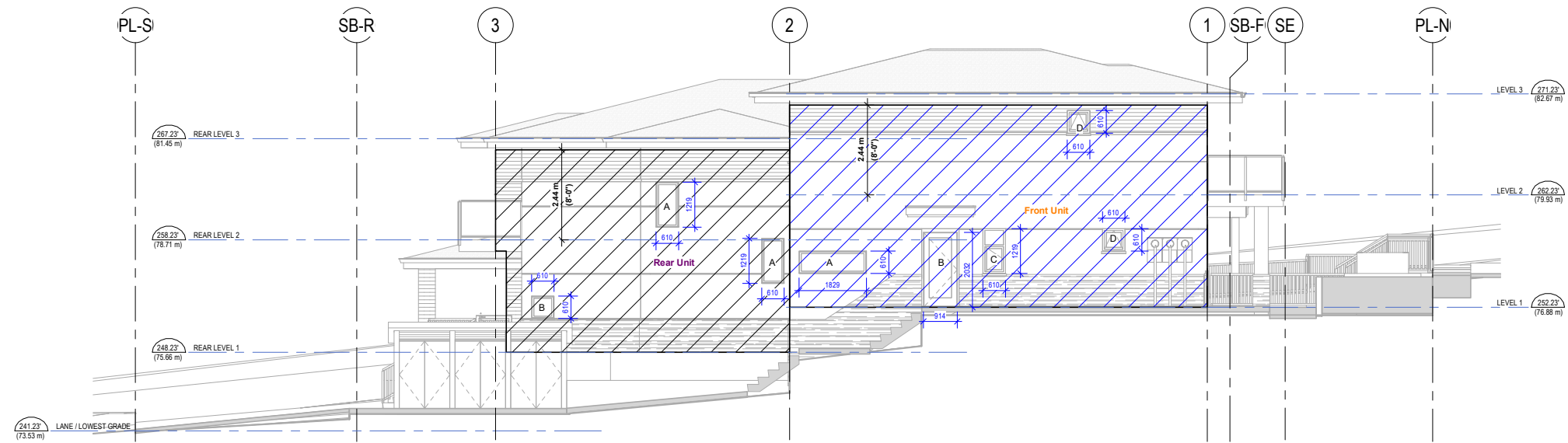
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ELEVATIONS - OPTION A
Scale:
1:50

ANKENMAN MARCHAND ARCHITECTS

1645 West 5th Avenue
Vancouver, BC V6J 1N5

Tel: 604-872-2595
Email: office@amarchitects.com

DWG. No.
A201a



① EAST ELEVATION Spatial
1 : 75

SPATIAL SEPARATION CALCULATIONS (per table 9.10.15.4 BCBC 2018) (UNSPRINKLERED BUILDING)

Rear Unit:
Limiting Distance: 6.10 m
Area of Exposing Bldg. Face: 42.9 m²
Max. Area of Glazed Openings: 69%

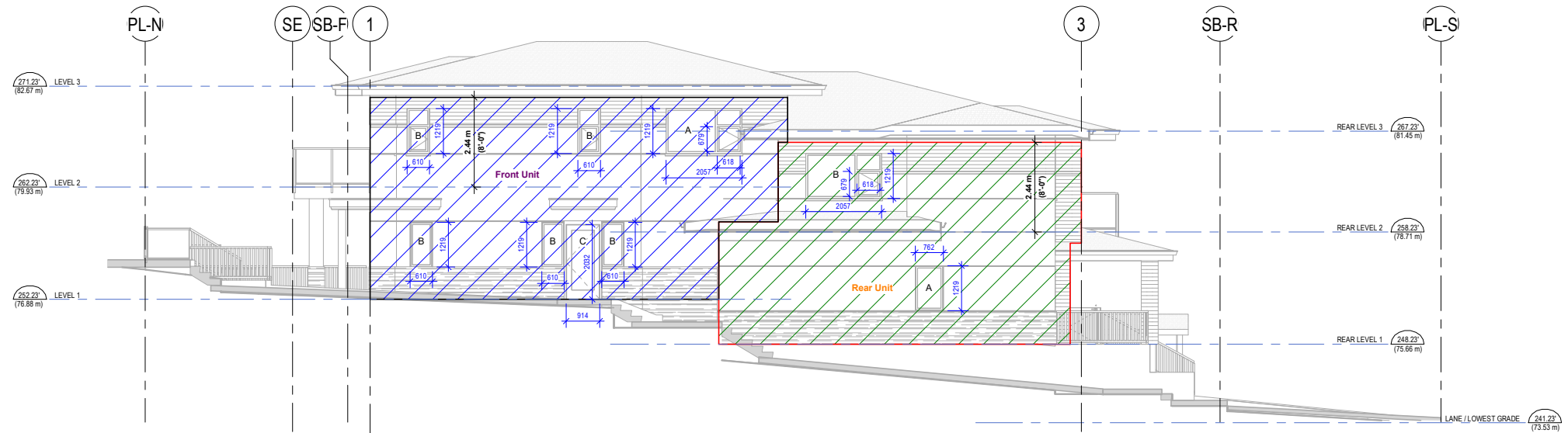
A: 1.22 m x 0.61 m x 2 = 1.49 m²
B: 0.61 m x 0.61 m = 0.37 m²
Total: 1.86 m²

Front Unit:
Limiting Distance: 1.22 m
Area of Exposing Bldg. Face: 62.2 m²
Max. Area of Glazed Openings: 7.1%

A: 1.83 m x 0.61 m = 1.12 m²
B: 0.91 m x 2.03 m = 1.84 m²
C: 0.61 m x 1.22 m = 0.74 m²
D: 0.61 m x 0.61 m x 2 = 0.74 m²
Total: 4.44 m²

$1.86 \times 100 = 4.3\%$
42.9

$4.44 \times 100 = 7.1\%$
62.2



② WEST ELEVATION Spatial
1 : 75

SPATIAL SEPARATION CALCULATIONS (per table 9.10.15.4 BCBC 2018) (UNSPRINKLERED BUILDING)

Front Unit:
Limiting Distance: 2.80 m
Area of Exposing Bldg. Face: 57.6 m²
Max. Area of Glazed Openings: 21%

A: 2.06 m x 1.22 m = 2.51 m²
B: 0.61 m x 1.22 m x 5 = 3.72 m²
C: 0.91 m x 2.03 m = 1.85 m²
Total: 8.08 m²

Rear Unit:
Limiting Distance: 1.22 m
Area of Exposing Bldg. Face: 49.7 m²
Max. Area of Glazed Openings: 7.1%

A: 0.76 m x 1.22 m = 0.93 m²
B: 2.06 m x 1.22 m = 2.51 m²
Total: 3.44 m²

$8.08 \times 100 = 14\%$
57.6

$3.44 \times 100 = 6.9\%$
49.7

Plot Date: 2022-05-13 10:30:30
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Project:
TRIPLEX 1

Issue Date: (YYYY-MM-DD)
-

Revision Date:
-

Drawn: Checked:
- -

Project Number:
-

Drawing:
SPATIAL SEPARATION CALCULATIONS

Scale:
1 : 75

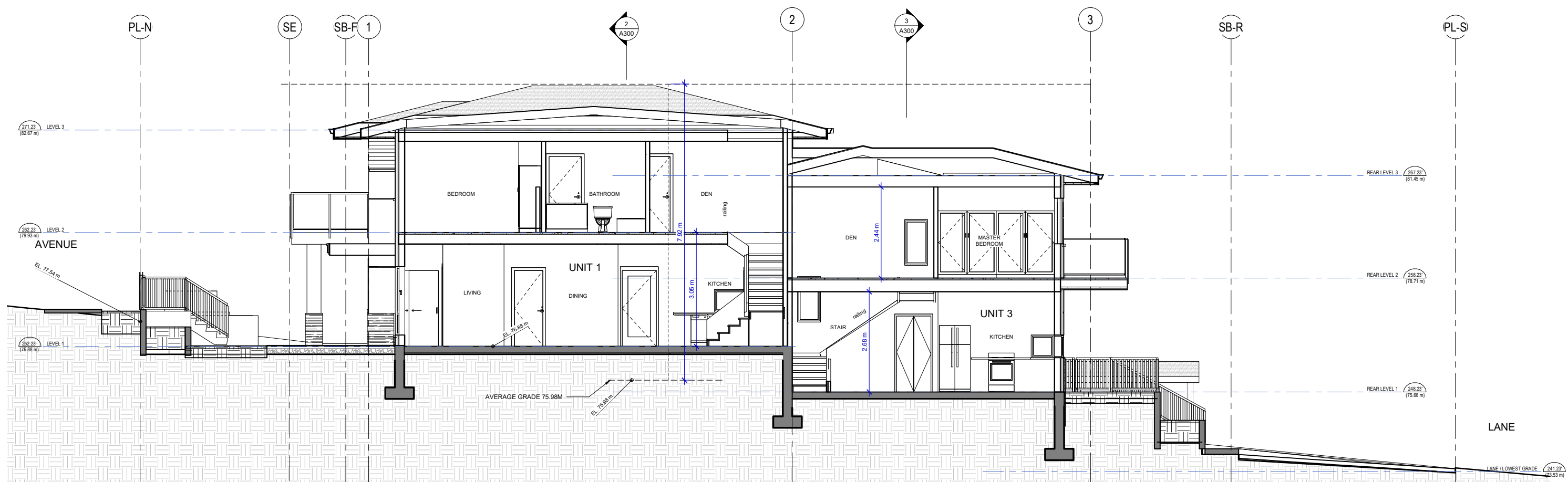
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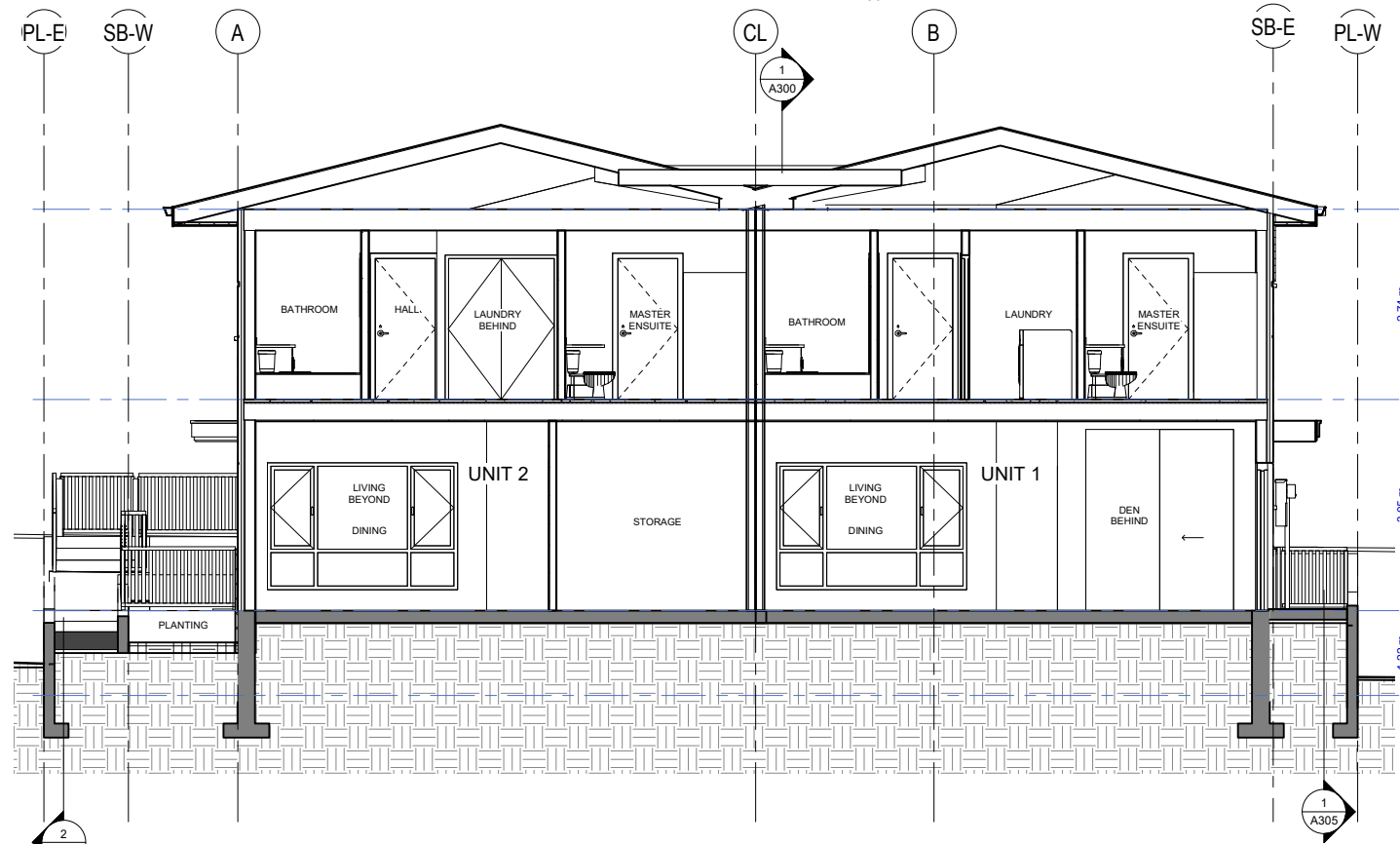
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Email: office@amarchitects.com

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A205

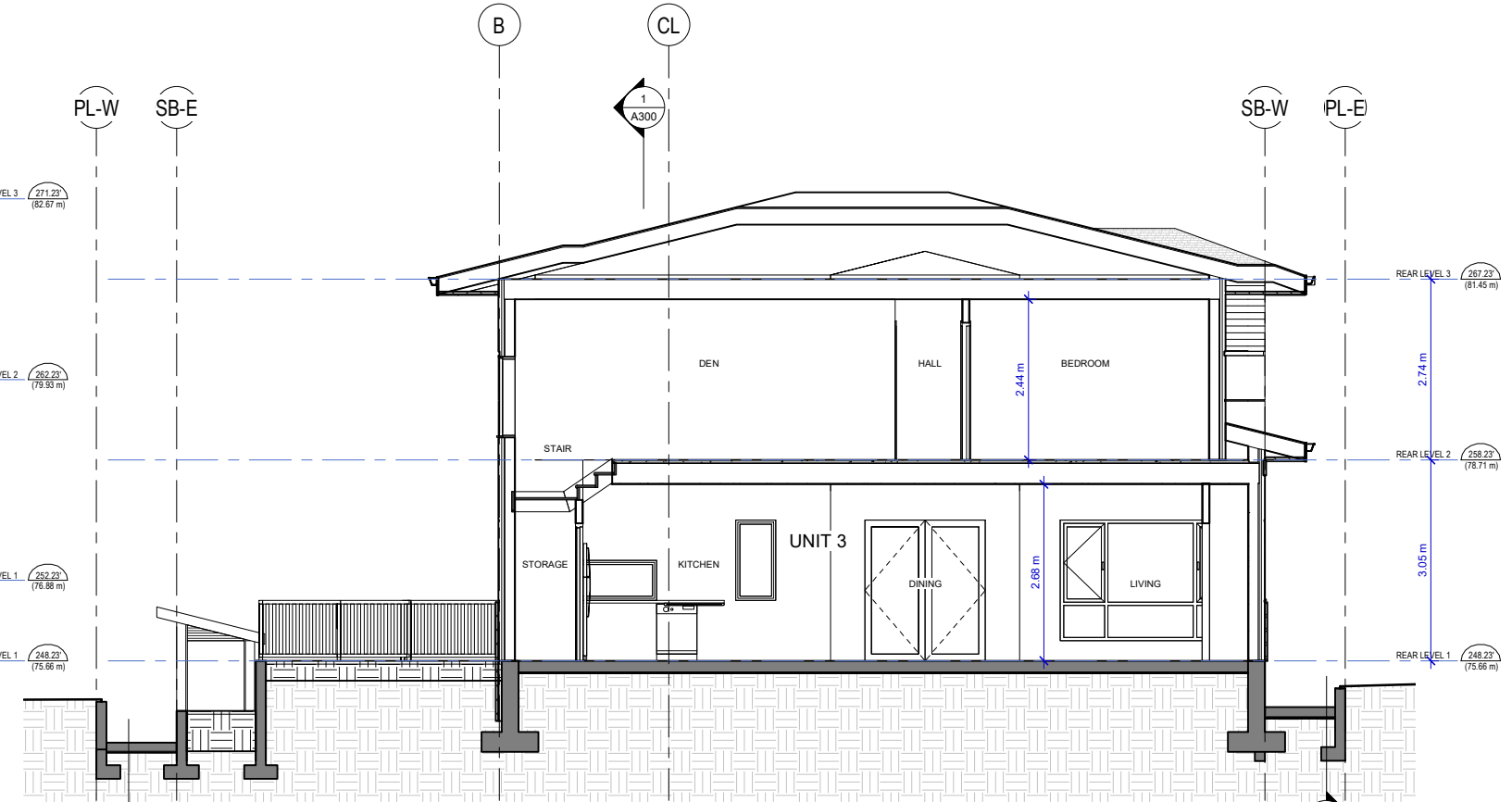
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 AM



1 LONGITUDINAL SECTION (N-S)
1 : 50



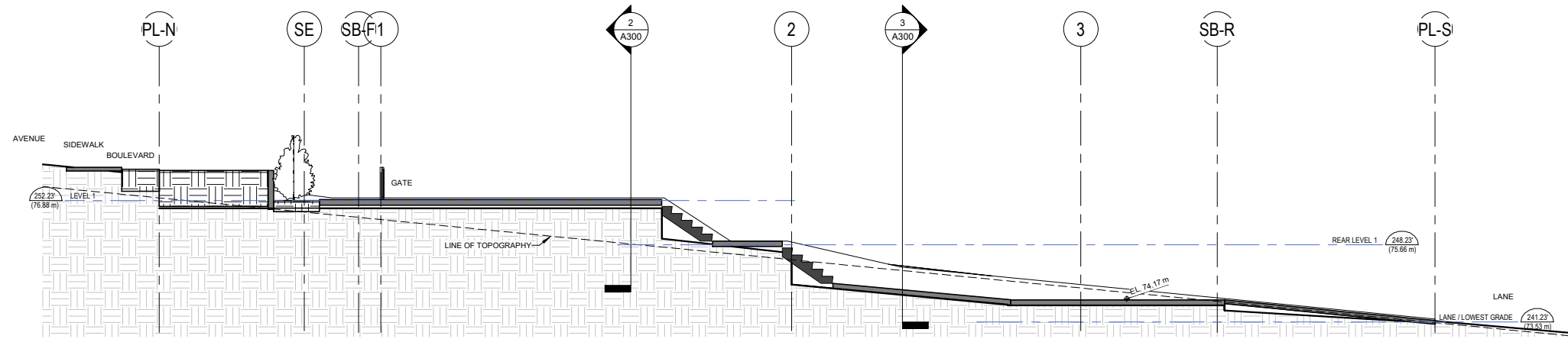
2 CROSS SECTION THROUGH FRONT UNITS LOOKING NORTH
1 : 50



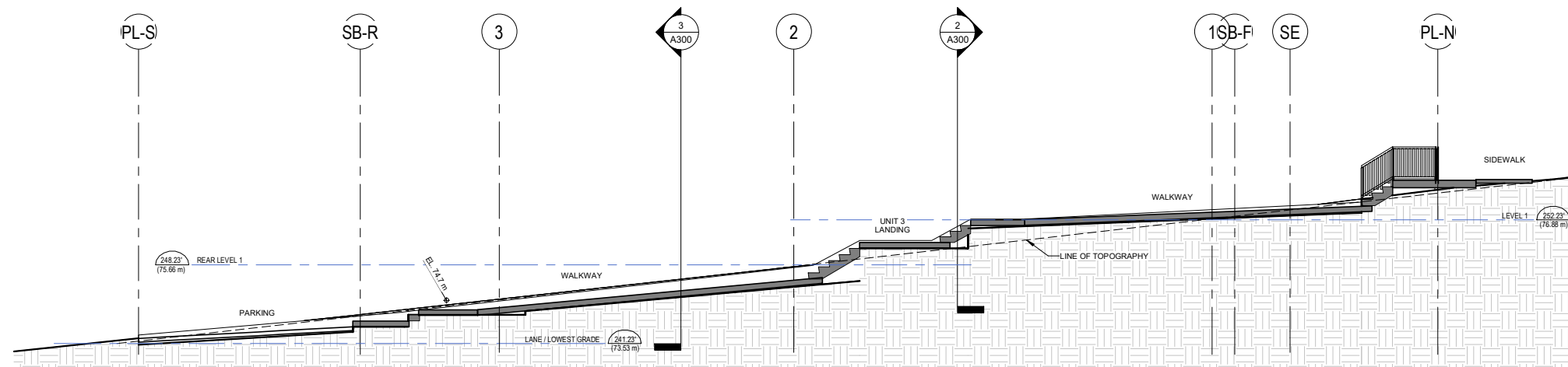
3 CROSS SECTION THROUGH REAR UNIT LOOKING SOUTH
1 : 50

Plan Date: 2022-05-13 10:03:31
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	-	Revision Date: -	Project Number: -	Scale: 1 : 50		



① EAST LONGITUDINAL SECTION LOOKING AT NEIGHBOUR
1 : 75



② WEST LONGITUDINAL SECTION LOOKING AT NEIGHBOUR
1 : 75

Plot Date: 2022-05-13 10:03:31
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Project:
TRIPLEX 1

Issue Date: (YYYY-MM-DD)

-

Revision Date:

-

Drawn: Checked:

- -

Project Number:

-

Drawing:
RETAINING WALL SECTIONS

Scale:
1 : 75

ANKENMAN MARCHAND ARCHITECTS

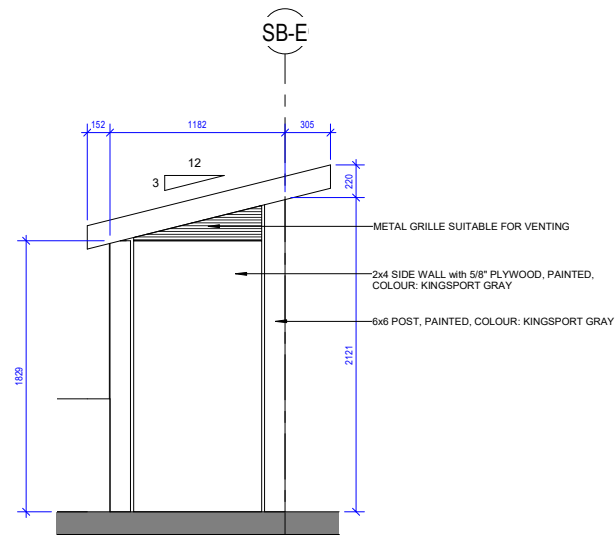
1645 West 5th Avenue
Vancouver, BC V6J 1N5

Tel: 604-872-2595
Email: office@amarchitects.com

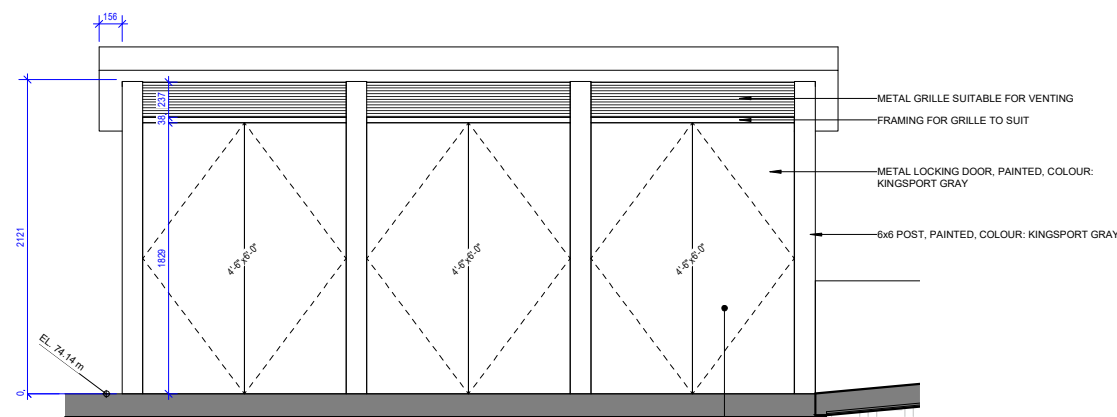
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A305

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② GARBAGE ENCLOSURE SIDE
1/2" = 1'-0"



① GARBAGE ENCLOSURE FRONT
1/2" = 1'-0"

MATERIAL LEGEND	
Number	Material
1	EXPOSED ARCHITECTURAL CAST-IN-PLACE CONCRETE WALL / PEDESTAL / STAIR / RAMP / PLANTER
2	INTERLOCKING BLOCK RETAINING WALL, COLOUR: NATURAL STONE GRAY
3	STUCCO, LIGHT DASH, PAINTED, COLOUR: Benjamin Moore Kingsport Gray HC-86
4	STUCCO, LIGHT DASH, PAINTED, COLOUR: Benjamin Moore Pale Oak OC-20
5	STUCCO, LIGHT DASH, PAINTED, COLOUR: Benjamin Moore Oxford White CC-30 --and-- SOFFIT, NATURAL STAINED CEDAR OR FIBER CEMENT TRUESOFFIT (6.25" EXPOSURE), FINISH: TRUE GRAIN SERIES, COLOUR: CEDARTONE
6	FIBER CEMENT LAP SIDING (4" EXPOSURE) & FIBER CEMENT TRUESOFFIT (6.25" EXPOSURE), FINISH: TRUE GRAIN SERIES, COLOUR: CEDARTONE
7	FIBER CEMENT LAP SIDING (4" EXPOSURE) & FIBER CEMENT TRUESOFFIT (6.25" EXPOSURE), FINISH: TRUE GRAIN SERIES, COLOUR: NIGHT RIDER
8	FIBER CEMENT LAP SIDING (4" EXPOSURE), FINISH: TRUE GRAIN SERIES, COLOUR: WEST COAST GREY
9	FIBER CEMENT LAP SIDING (4" EXPOSURE), FINISH: SMOOTH, COLOUR: Sherwin Williams Searching Blue SW-6536
10	STONE VENEER, UP TO 1 1/2" THICK, COMPLETE WITH LINEAR COPING STONE, STONE SHAPE: MODERN LINEAR ASHLAR, COLOUR: WHITE / LIGHT GREY: LIMESTONE or SAND or BASALT or VERSETTA
11	ALUMINUM FLASHING, 2 1/2" EXPOSURE, COLOUR: STANDARD SILVER (TO MATCH WINDOWS)
12	ALUMINUM WINDOWS, FRAME COLOUR: STANDARD SILVER
13	PATIO DOOR, PREFINISHED ALUMINUM, HIGH EFFICIENCY, DOUBLE GLAZED, MULLION AND DOOR COLOUR: STANDARD SILVER
14	UNIT ENTRANCE DOOR, PREFINISHED ALUMINUM, HIGH EFFICIENCY, DOUBLE GLAZED, MULLION AND DOOR COLOUR: STANDARD SILVER
15	METAL LOCKING DOOR (GARBAGE), COLOUR: Benjamin Moore Kingsport Gray HC-86
16	RAILING, POWDER COATED ALUMINUM, CLEAR GLASS PANEL, COLOUR: STANDARD SILVER
17	RAILING - ALUMINUM PICKET, COLOUR: STANDARD SILVER
18	ROOF, ASPHALT SHINGLES, COLOUR: MEDIUM GRAY
19	FASCIA BOARD / COLUMN / DECK EDGE, COLOUR: SILVER (OR SIMILAR)
20	ALUMINUM GUTTER - COLOUR: STANDARD SILVER

Wildlife Resistant Enclosures

The wildlife resistant enclosure is used to secure solid waste and prevent wildlife from accessing attractants. Enclosures should be strong enough to withstand the weight and strength of a 600-pound animal.

Wildlife enclosures can include heavy-duty sheds, chain link fencing or prefabricated metal storage lockers/containers. A wildlife resistant enclosure is defined in the Solid Waste Management Bylaw No. 4679, 2016 as "a fully enclosed structure consisting of wall, roof, and door of sufficient design and strength so as to be capable of keeping its contents inaccessible to wildlife."

When choosing a wildlife resistant enclosure, consider the following:

- Hinges and latches should be strong enough that they cannot be pried open by claws, and the trigger on the latch should be inaccessible to wildlife. Mount heavy duty hinges to the inside of the enclosure.
- The material should be strong enough that wildlife cannot bite through, bend or crush the enclosure.
- Wooden enclosures should use plywood that is at least 5/8" thick, 2x4 construction, and screws instead of nails.
- There should be no seams that claws can get into. Seams can be covered with metal flashing.
- Enclosures should be designed without any overhangs that claws can grab.
- The enclosure should be anchored to a stationary base to prevent tipping.
- The enclosure should have a roof/lid.

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Project:
TRIPLEX 1

-

Issue Date: (YYYY-MM-DD)

Revision Date:
03/22/11

Drawn: Checked:
- -

Project Number:
-

Drawing:
DETAILS

Scale:
1/2" = 1'-0"

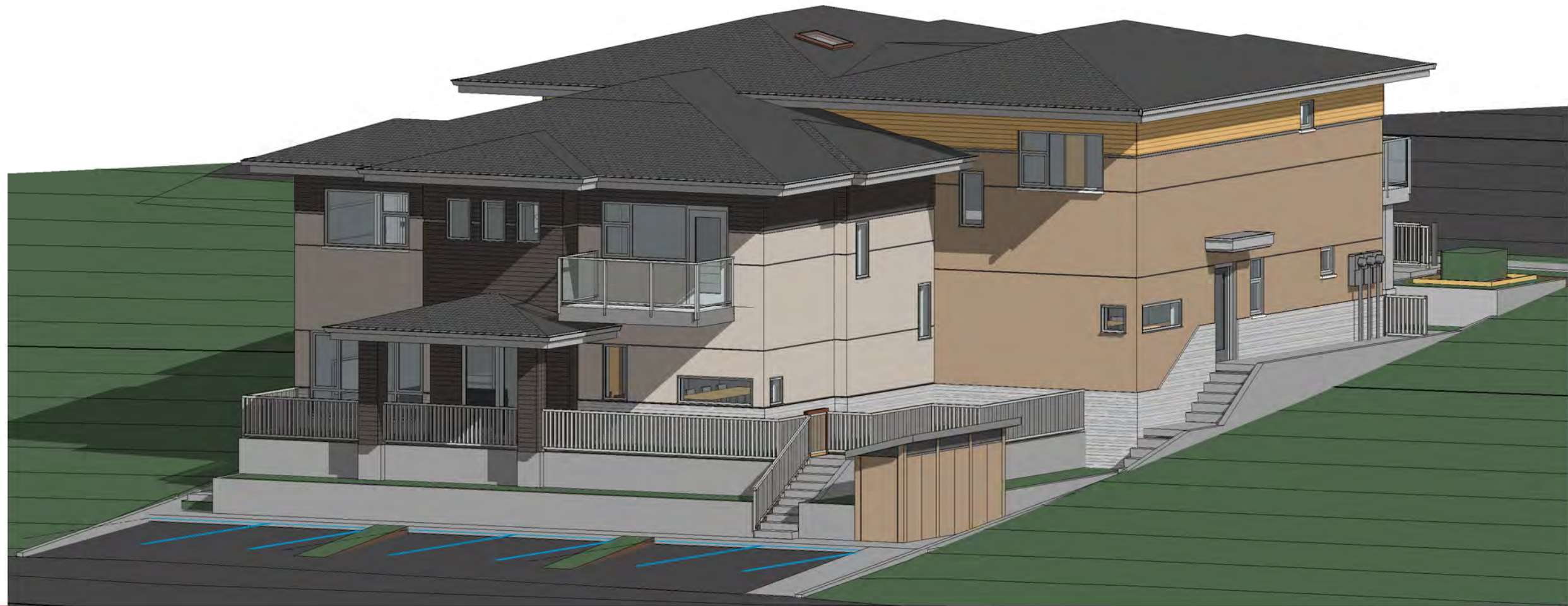
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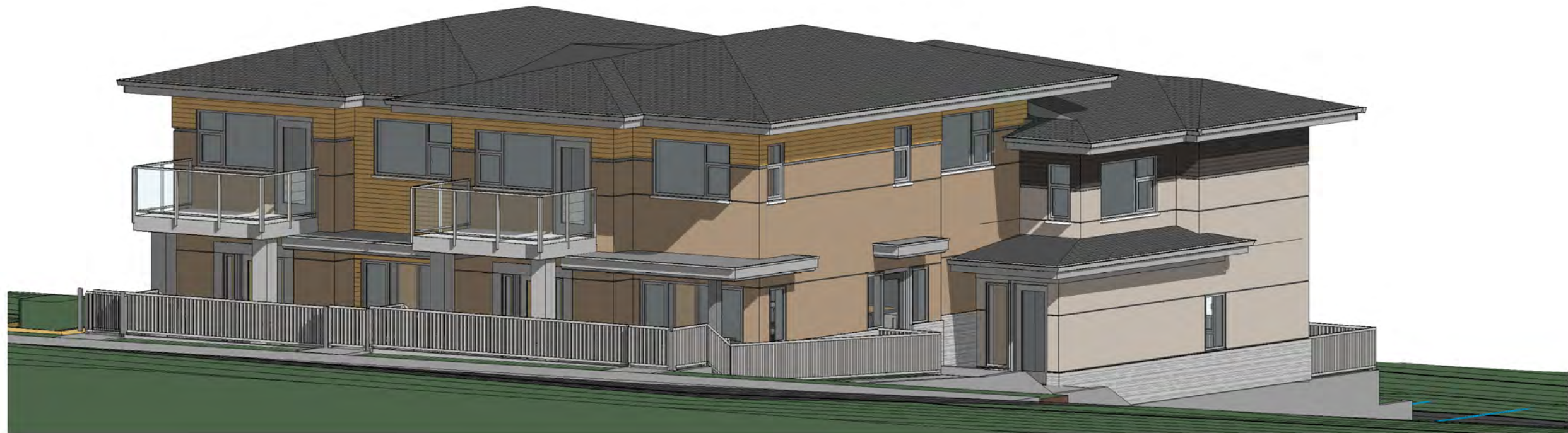
Tel: 604-872-2595
Email: office@amarchitects.com

DWG. No.
A500

2022-05-13 10:03:32
 DWG



① 3D View 3



② 3D View2

Plot Date: 2022-05-13 10:30:24
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Project:
TRIPLEX 1

Issue Date: (YYYY-MM-DD)
 -
 Revision Date:
 -

Drawn: - Checked: -
 Project Number:
 -

Drawing:
3D VIEWS - OPTION A
 Scale:

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1645 West 5th Avenue
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DWG. No.
A600a

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② REAR PERSPECTIVE



① FRONT PERSPECTIVE



④ REAR PERSPECTIVE 2



③ FRONT PERSPECTIVE 2

Plot Date: 2022-05-13 10:03:28
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Project:
TRIPLEX 1

Issue Date: (YYYY-MM-DD)
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 Revision Date:
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Drawn: -
 Checked: -
 Project Number:
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Drawing:
3D VIEWS - OPTION A
 Scale:

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DWG. No.

A601a

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① 3D View 10



② 3D View 9

Plot Date: 2022-05-13 10:30:29
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Issue Date: (YYYY-MM-DD)
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 Scale:

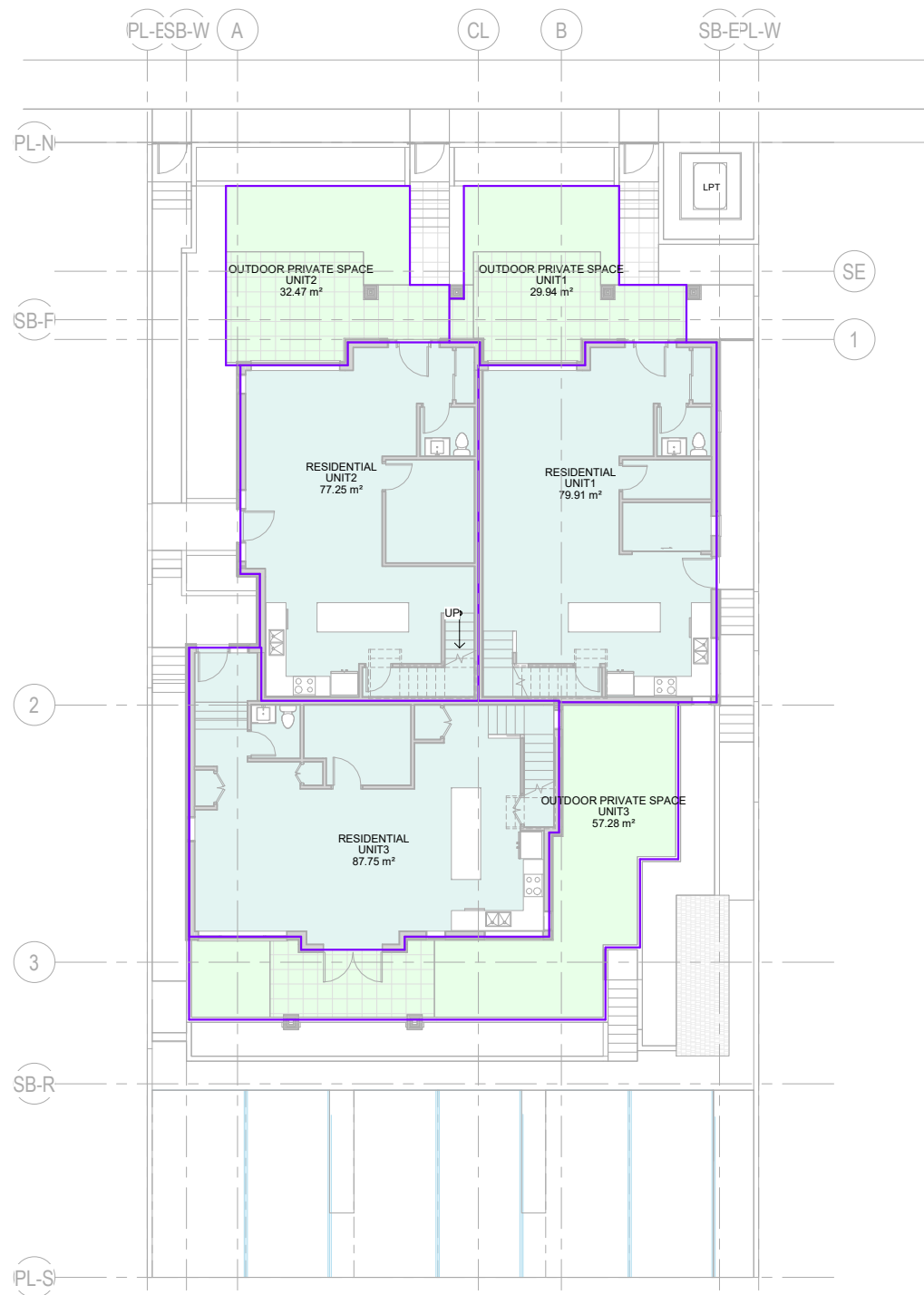
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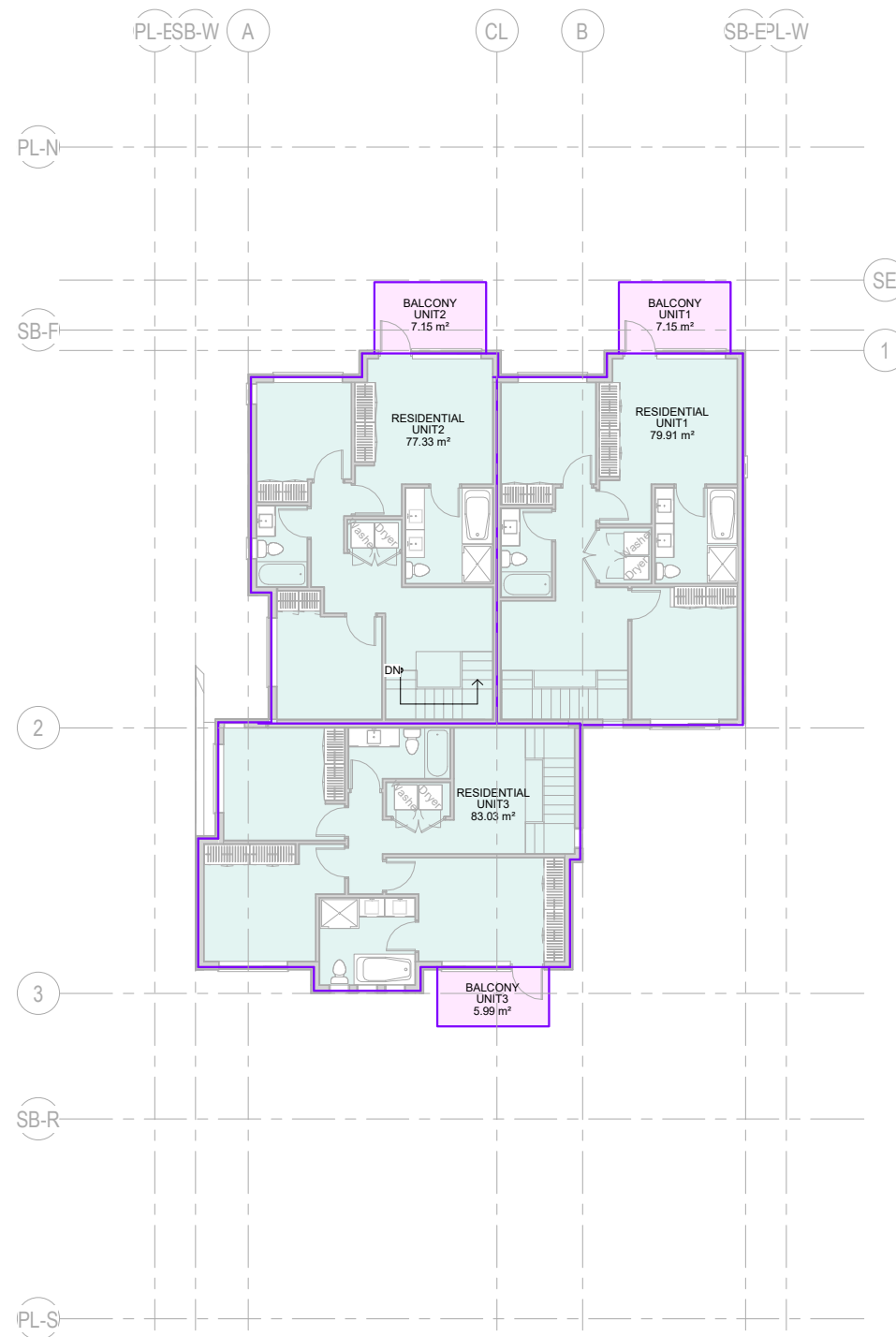
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① LEVEL 1
1 : 100

Area Legend

- OUTDOOR PRIVATE SPACE
- RESIDENTIAL



② LEVEL 2
1 : 100

Area Legend

- BALCONY
- RESIDENTIAL

FLOOR AREA (m2)			
Unit #	Level	Name	Area
1	LEVEL 1	RESIDENTIAL	79.91 m ²
	LEVEL 2	RESIDENTIAL	79.91 m ²
			159.81 m ²
2	LEVEL 1	RESIDENTIAL	77.25 m ²
	LEVEL 2	RESIDENTIAL	77.33 m ²
			154.58 m ²
3	LEVEL 1	RESIDENTIAL	87.75 m ²
	LEVEL 2	RESIDENTIAL	83.03 m ²
			170.77 m ²
TOTAL PROPOSED FLOOR AREA:			485.16 m²

RESIDENTIAL GROSS FLOOR AREA (SF)			
Unit #	Level	Name	Area
1	LEVEL 1	RESIDENTIAL	860 SF
	LEVEL 2	RESIDENTIAL	860 SF
			1720 SF
2	LEVEL 1	RESIDENTIAL	831 SF
	LEVEL 2	RESIDENTIAL	832 SF
			1664 SF
3	LEVEL 1	RESIDENTIAL	944 SF
	LEVEL 2	RESIDENTIAL	894 SF
			1838 SF
TOTAL PROPOSED FLOOR AREA:			5222 SF

OUTDOOR SPACE AREA			
Unit #	Level	Name	Area
1	LEVEL 1	OUTDOOR PRIVATE SPACE	29.94 m ²
	LEVEL 2	BALCONY	7.15 m ²
			37.09 m ²
2	LEVEL 1	OUTDOOR PRIVATE SPACE	32.47 m ²
	LEVEL 2	BALCONY	7.15 m ²
			39.63 m ²
3	LEVEL 1	OUTDOOR PRIVATE SPACE	57.28 m ²
	LEVEL 2	BALCONY	5.99 m ²
			63.27 m ²

Plan Date: 2022-05-13 10:30:40
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- LANDSCAPE DESIGN NOTES:**
- REVIEW EXISTING TREES FOR RETENTION WHERE POSSIBLE, REVIEW ARBORIST REPORT
 - KEEP SITE SERVICING GROUVE TOGETHER TO LIMIT EXCAVATION AND REDUCE CONFLICTS
 - CONSIDER SUN EXPOSURE FOR PLANTING BEDS AND FOLLOW THE LANDSCAPE LEGEND FOR SUN AND SHADE TOLERANT PLANTS
 - PROVIDE 150mm SOIL DEPTH FOR LAWN AREAS, 450mm DEPTH FOR PLANTING BEDS, AND 1000mm DEPTH FOR TREES
 - ADD COMPOSTED BARK MULCH AT 3" DEPTH OVER ALL PLANTING BEDS
 - WHEN PLANTING TREES, DIG A TREE PIT AT LEAST TWICE THE WIDTH OF THE ROOT BALL, WITH A MINIMUM SOIL VOLUME REQUIREMENT OF 10m³ PER TREE.
 - ENSURE THE LAWN AND SHRUB AREAS HAVE A POSITIVE SLOPE AWAY FROM THE BUILDING
 - KEEP LAWN AREAS TO 5% SLOPE OR LESS, SHRUB AREAS TO 25% SLOPE OR LESS, AND WALKWAYS SHOULD BE SLOPED BETWEEN 1-5% WHERE POSSIBLE
 - IRRIGATION TO BE DESIGNED AND BUILT BY AN IIABC QUALIFIED CONTRACTOR
 - SEE LANDSCAPE SPECIFICATIONS FOR ADDITIONAL INFORMATION
 - TREES SHOULD BE A VARIETY OF SPECIES
 - PLANTS SHOULD BE A MIX OF MINIMUM 25% CONIFEROUS/EVERGREEN SPECIES AND 75% DECIDUOUS AS SHOWN ON THE PLANT SCHEDULE
 - TREES PLANTED WITHIN 2M OF PAVED AREAS MUST INCLUDE A ROOT BARRIER AT THE EDGE OF THE PAVEMENT, 450mm DEPTH AND 5M LENGTH CENTRED ON TREE

If LPT is Required, Shift Retaining Wall Around East Edge of LPT and Provide Hedge for Screening

Lit Address Marker At Gate

If Grading Requires, Low Concrete Unit Block Retaining Wall with Railing Above

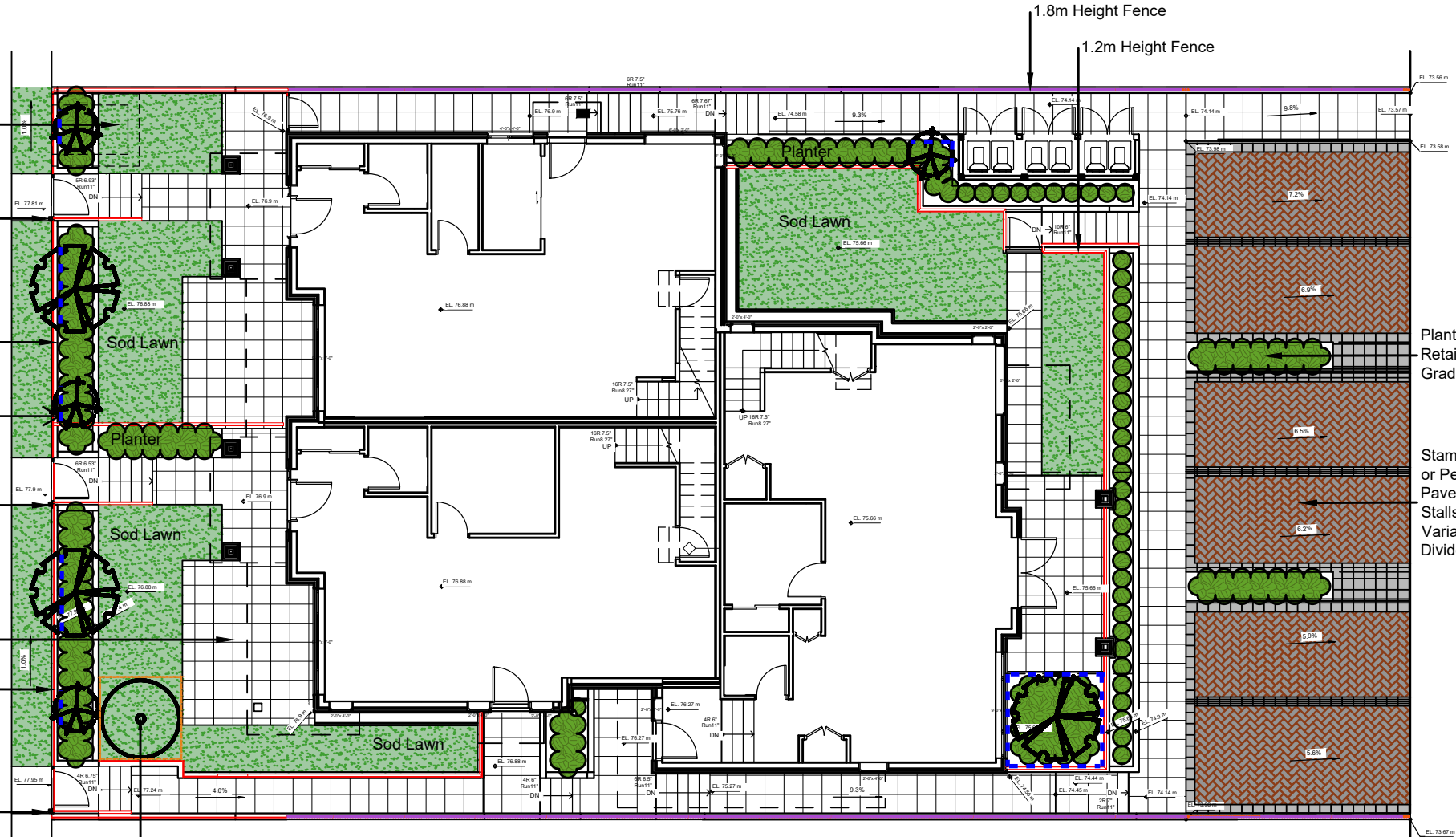
Root Barrier

Lit Address Marker At Gate

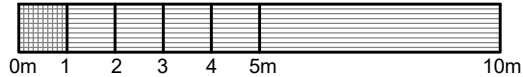
Concrete Paver Patio

1.2m Height Fence

Lit Address Marker At Gate



Retain Existing Trees Where Grade and Space Allows. Install Tree Protection Fence at Edge of Tree Protection Zone for Duration of Project Construction



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NO.	DATE	REVISION DESCRIPTION	DR.
3	21.JAN.13	REVISE PER CITY COMMENTS	RK
2	21.DEC.14	REVISE PER NEW SITE PLAN COMMENTS	RK
1	21.JAN.01	REVISE PER CITY COMMENTS	RK

PROJECT:
TRIPLEX

SEAL:

DRAWING TITLE:









LANDSCAPE PLAN

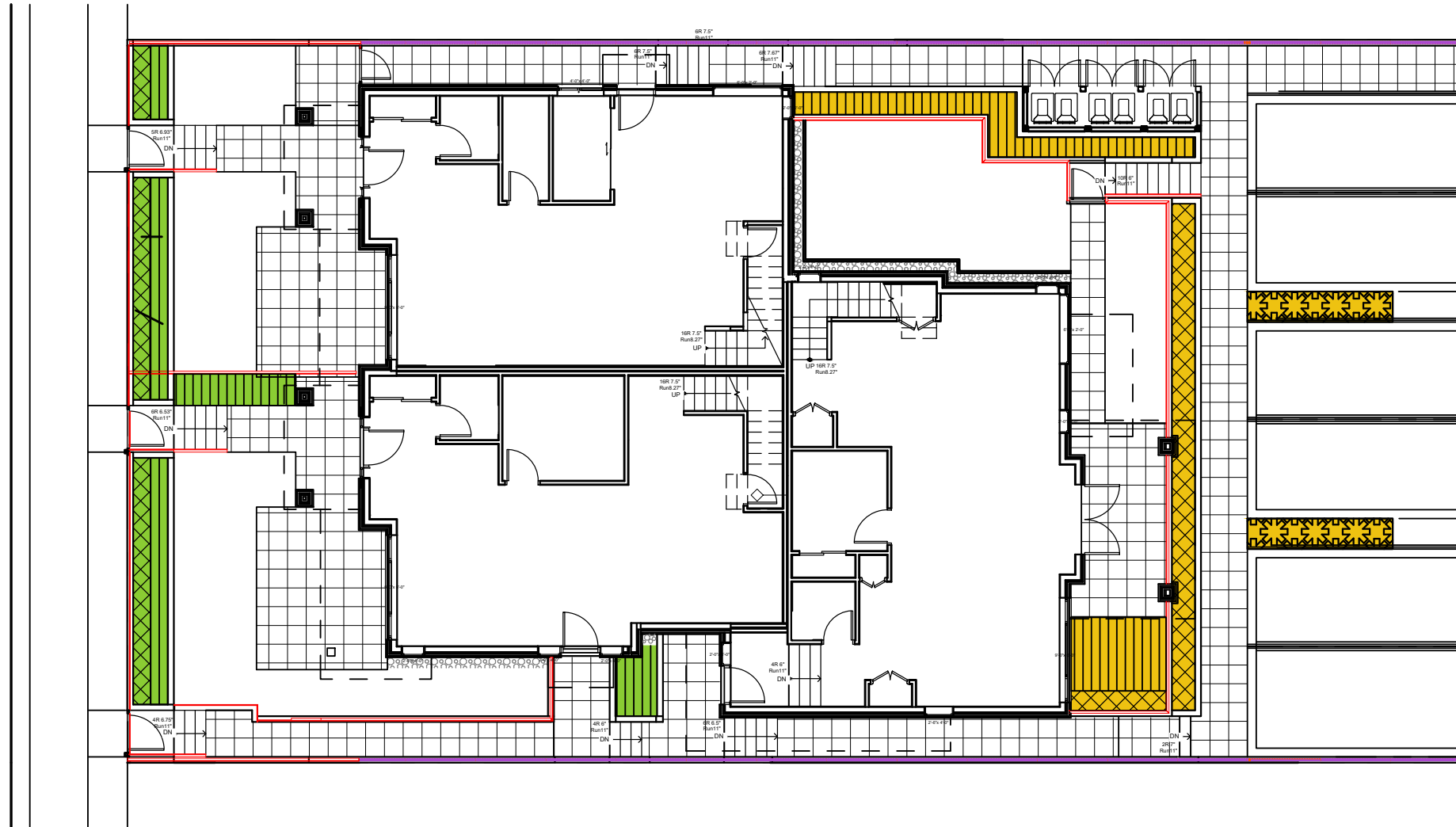
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SCALE: 1:200
DRAWN: RK
DESIGN: RK
CHKD: MCY



DRAWING NUMBER:
L1
PMG PROJECT NUMBER: 21-058

LEGEND

	Full Sun		Shade		Drain Gravel
	Hedge Planting - 4-6' Height, 1-3' Width				1.2m Height Fence
	Shrub, Grass and Perennial Planting - 2-5' Height and Width				1.8m Height Fence
	Groundcover Planting - 1' Height or Lower, Spreading				



21058-Triplex-3.ZIP



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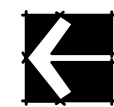
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2	21.DEC.14	REVISE PER NEW SITE PLACEMENTS	RK
1	21.DEC.01	REVISE PER CITY COMMENTS	RK

PROJECT:
TRIPLEX

SEAL:

DRAWING TITLE:

PLANTING TYPES



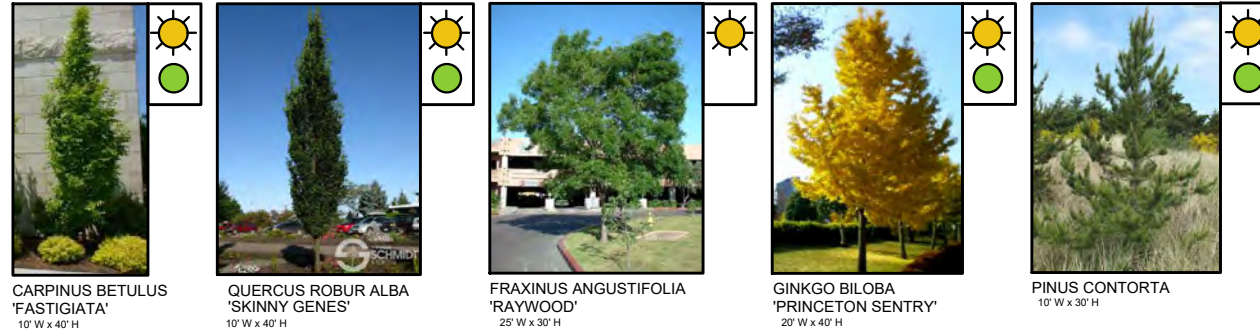
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L2
PMG PROJECT NUMBER:

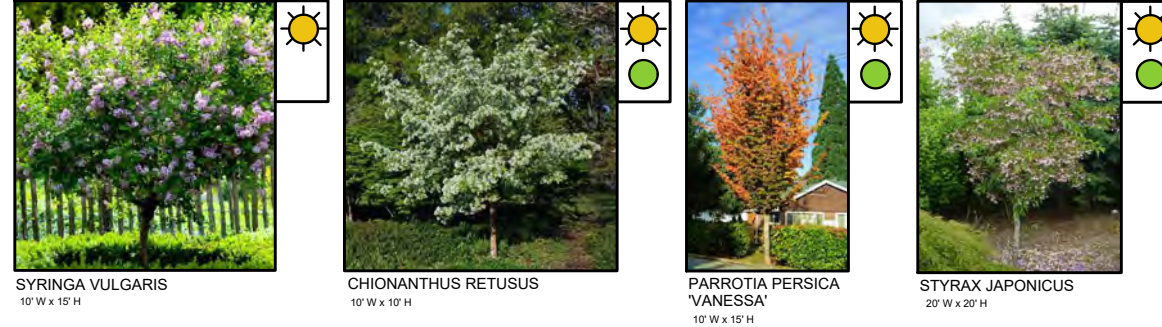
21-058

PLANT PALETTE FOR FULL SUN AREAS

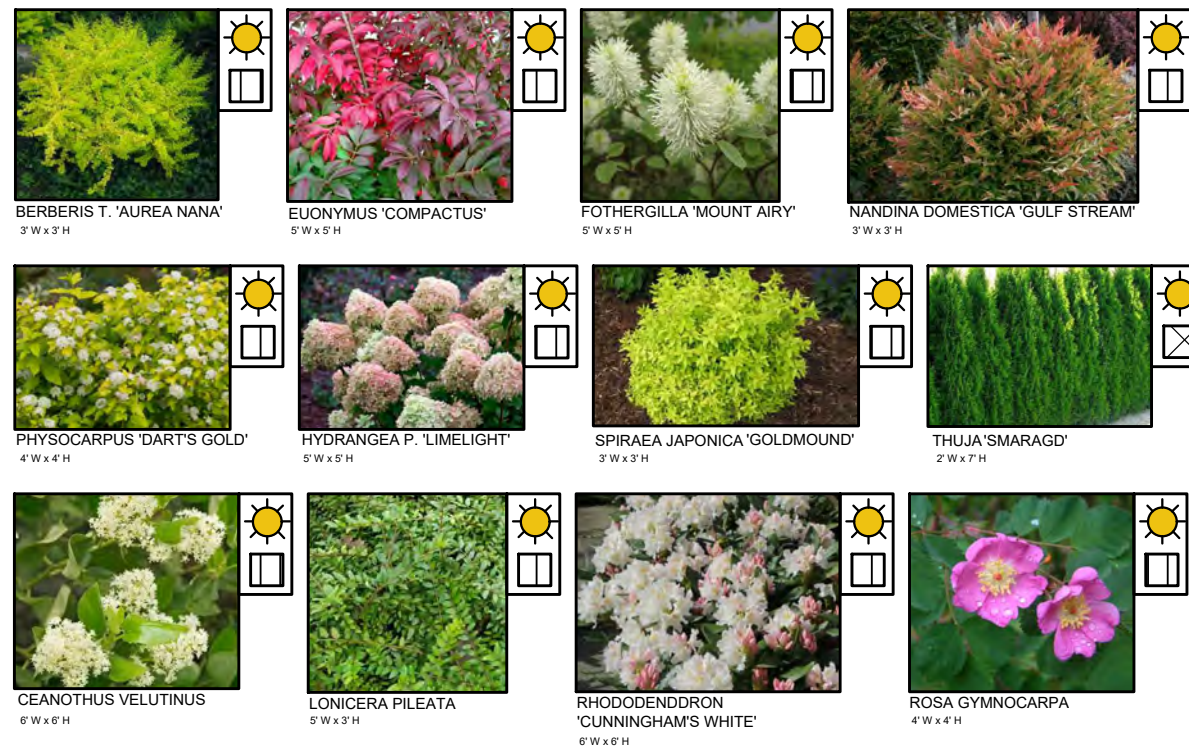
STANDARD TREES ☀️



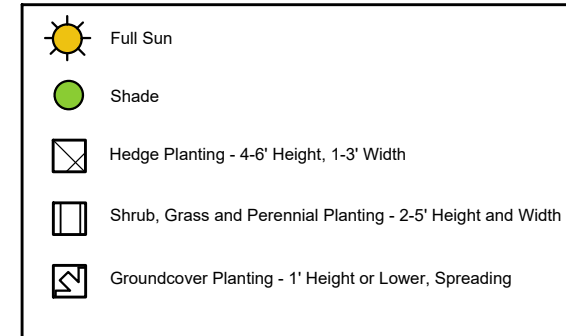
ORNAMENTAL TREES ☀️



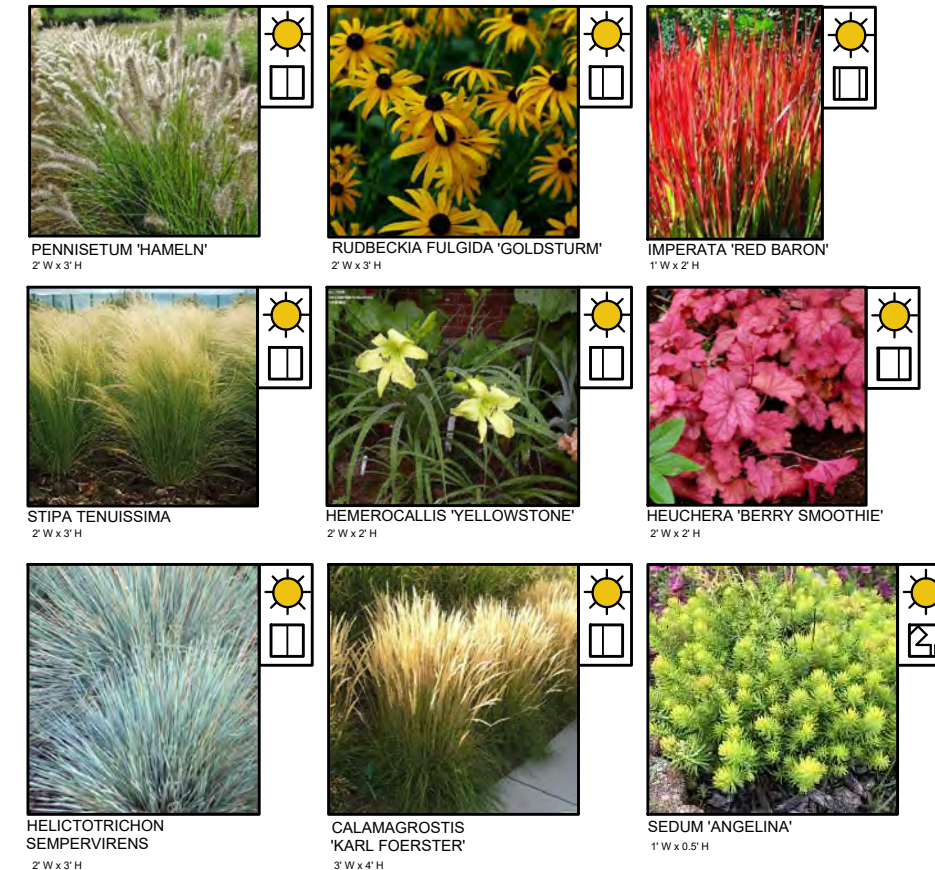
PROPOSED SHRUBS & HEDGES



LEGEND

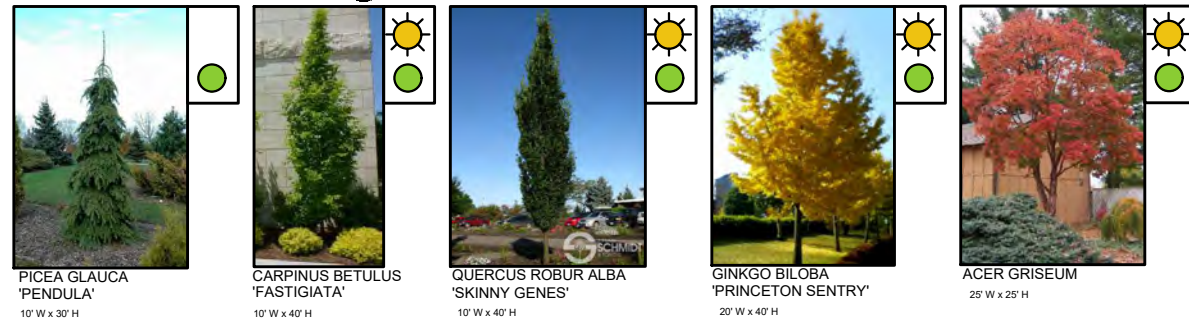


PROPOSED GRASSES/PERENNIALS/GROUNDCOVERS

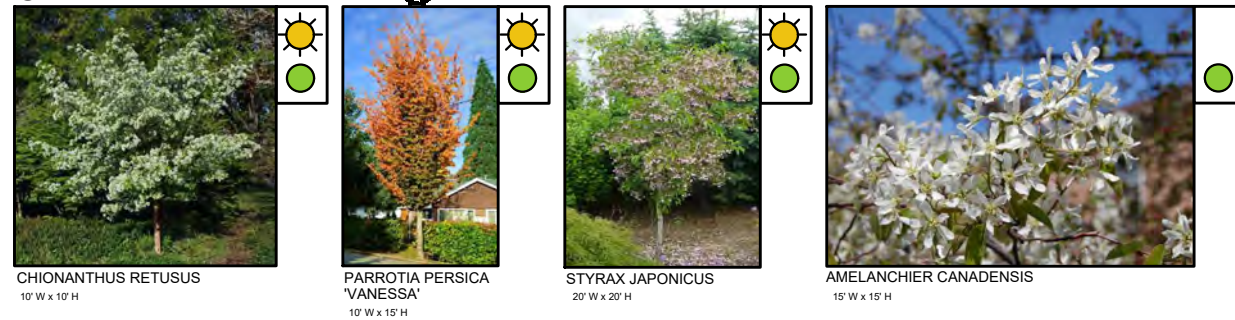


PLANT PALETTE FOR SHADE AREAS

STANDARD TREES



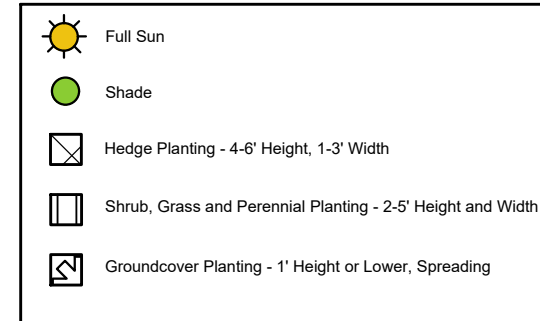
ORNAMENTAL TREES



PROPOSED SHRUBS & HEDGES



LEGEND



PROPOSED GRASSES/PERENNIALS/GROUNDCOVERS



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1	21.DEC.01	REVISE PER CITY COMMENTS	RK

PROJECT:

TRIPLEX

SEAL:

DRAWING TITLE:

SHADE PLANT PALETTE



DATE: 21.APR.08
 SCALE: 1:200
 DRAWN: RK
 DESIGN: RK
 CHKD: MCV

DRAWING NUMBER:

L4

PMG PROJECT NUMBER:

21058-Triplex-3.ZIP

21-058

PLANT SCHEDULE

PMG PROJECT NUMBER: 21-058

S / O*	C/E/D*	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	SPACING
		TREES			
	D	ACER GRISEUM	PAPERBARK MAPLE	5CM CAL; 1.2M STD; B&B	4M O.C.
	D	AMELANCHIER CANADENSIS	SERVICEBERRY	5CM CAL, 1M STD, B&B	3M O.C.
	D	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	5CM CAL, 1M STD, B&B	3M O.C.
	D	CHIONANTHUS RETUSUS	FRINGE TREE	6CM CAL, 1.2M STD	3M O.C.
	D	FRAXINUS ANGUSTIFOLIA 'RAYWOOD'	RAYWOOD ASH	5CM CAL; 1.2M STD; B&B	3M O.C.
	D	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	6CM CAL; 1.2M STD; B&B	4M O.C.
	D	PARROTIA PERSICA 'VANESSA'	VANESSA PERSIAN IRONWOOD	6CM CAL, 1.2M STD	4M O.C.
	C	PICEA GLAUCA 'PENDULA'	WEeping WHITE SPRUCE	2.5M HT; B&B	2M O.C.
	C	PINUS CONTORTA	SHORE PINE	2.5M HT; B&B	4M O.C.
	D	QUERCUS ROBUR ALBA 'SKINNY GENES'	FASTIGIATE ENGLISH OAK	6CM CAL; 1.2M STD; B&B	2M O.C.
	D	STYRAX JAPONICA 'SNOWCONE'	SNOWCONE SNOWBELL	5CM CAL, 1M STD, B&B	4M O.C.
	D	SYRINGA VULGARIS	COMMON TREE LILAC	5CM CAL, 1M STD, B&B	3M O.C.
		SHRUBS			
	D	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC CHOKEBERRY	#3 POT	1M O.C.
	E	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	#3 POT	1M O.C.
	D	BERBERIS THUNBERGII "AUREA NANA"	GOLDEN DWARF BARBERRY	#3 POT	1M O.C.
	D	CEANOTHUS VELUTINUS	SNOWBRUSH	#3 POT	1M O.C.
	D	CORNUS SERICEA 'KELSEYI'	DWARF KELSEY DOGWOOD	#3 POT	600MM O.C.
	E	ESCALLONIA 'NEWPORT DWARF'	COMPACT ESCALLONIA	#3 POT	900MM O.C.
	D	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT	1M O.C.
	D	FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	#3 POT	1M O.C.
	D	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA; LIMEGREEN-PINK	#3 POT	1M O.C.
	E	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	#3 POT	900MM O.C.
	E	LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT	900MM O.C.
	E	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	#3 POT	600MM O.C.
	E	NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO; DWARF	#2 POT	900MM O.C.
	D	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	GOLDEN NINEBARK	#3 POT	900MM O.C.
	E	POLYSTICHUM MUNITUM	SWORD FERN	#2 POT	900MM O.C.
	E	RHODODENDRON 'CUNNINGHAM'S WHITE'	RHODODENDRON; WHITE; L. MAY	#3 POT	1M O.C.
	D	ROSA GYMNOCARPA	BALDHIP ROSE	#3 POT	900MM O.C.
	E	SARCOCOCCA HOOKERIANA 'HUMILIS'	SWEETBOX	#2 POT	900MM O.C.
	E	SKIMMIA JAPONICA (90% MALE)	JAPANESE SKIMMIA	#2 POT	900MM O.C.
	D	SPIRAEA JAPONICA 'GOLDMOUND'	DWARF GOLDMOUND SPIREA	#3 POT	600MM O.C.
	D	SYMPHORICARPOS MOLLIS	SNOWBERRY	#3 POT	900MM O.C.
	C	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M HT; B&B	600MM O.C.
	C	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.5M HT; B&B	450MM O.C.
	E	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT	600MM O.C.

*S / O INDICATES STANDARD OR ORNAMENTAL TREES

*C/E/D INDICATES CONIFEROUS OR EVERGREEN OR DECIDUOUS SPECIES

21058-Triplex-3.ZIP



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2	21.DEC.14	REVISE PER NEW SITE PLAN/COMMENTS	RK
1	21.DEC.01	REVISE PER CITY COMMENTS	RK

PROJECT:
TRIPLEX

SEAL:

DRAWING TITLE:

PLANT SCHEDULE



DATE: 21.APR.08
SCALE: NTS
DRAWN: RK
DESIGN: RK
CHK'D: MCY

DRAWING NUMBER:

L5

PMG PROJECT NUMBER:

21-058

GRASSES

D	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT	450MM O.C.
E	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT	300MM O.C.
D	HAKONECHLOA MACRA 'AUREOLA'	HAKONE GRASS	#1 POT; 1 EYE	300MM O.C.
E	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT	300MM O.C.
D	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT	300MM O.C.
D	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT	300MM O.C.
D	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT	300MM O.C.

PERENNIALS

D	ASTILLBE ARENDSII	FALSE GOATSBEARD	#1 POT; 1 EYE	300MM O.C.
E	BRUNNERA MACROPHYLLA	SIBERIAN BUGLOSS	#1 POT; 1 EYE	300MM O.C.
D	HELLEBORUS X HYBRIDUS	HELLEBORE	#1 POT; 1 EYE	300MM O.C.
E	HEMEROCALLIS `YELLOWSTONE'	DAYLILY; LIGHT YELLOW	#2 POT; 2-3 FAN	300MM O.C.
D	HEUCHERA 'BERRY SMOOTHIE'	ROSE PINK HEUCHERA	#1 POT	300MM O.C.
D	HOSTA 'AUGUST MOON'	HOSTA	#1 POT; 1 EYE	300MM O.C.
D	RUDBECKIA FULGIDA VAR SULLIVANTII `GOLDSTURM'	RUDBECKIA; YELLOW	#1 POT	300MM O.C.
E	SEDUM 'ANGELINA'	ANGELINA STONECROP	#1 POT	300MM O.C.

GROUNDCOVERS

E	ARCOSTAPHYLOS UVA URSI	KINNICKINICK	#1 POT; 1 EYE	300MM O.C.
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*C/E/D INDICATES CONIFEROUS OR EVERGREEN OR DECIDUOUS SPECIES



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PROJECT:

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SEAL:

DRAWING TITLE:

PLANT SCHEDULE

DATE: 21.APR.08
SCALE: NTS
DRAWN: RK
DESIGN: RK
CHK'D: MCY

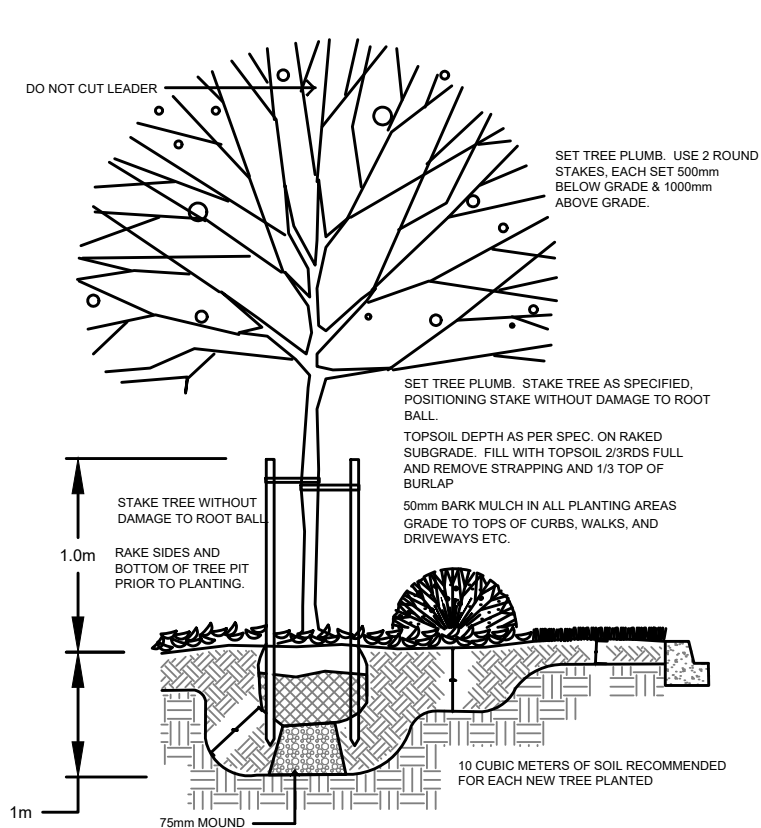
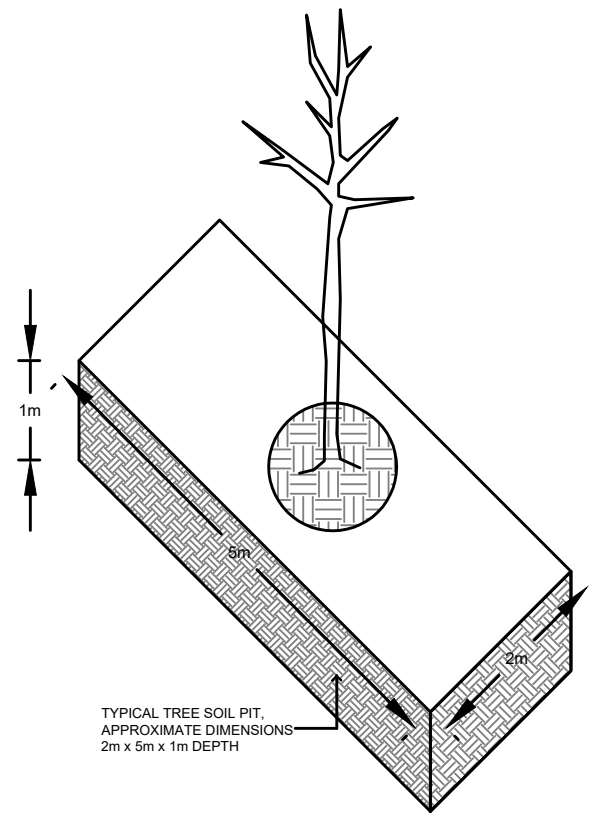
DRAWING NUMBER:

L6

PMG PROJECT NUMBER:

21-058





1
L7

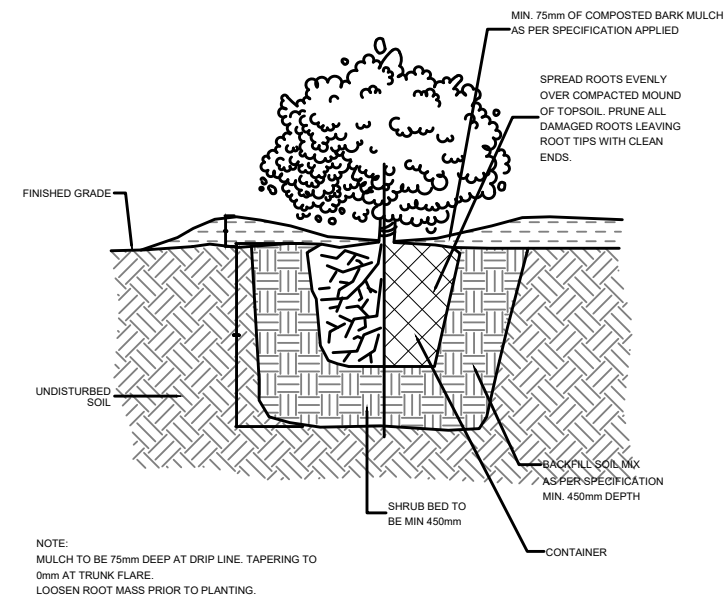
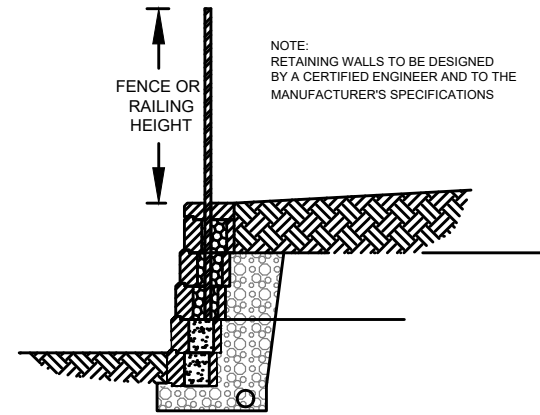
TREE PLANTING DETAIL

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2
L7

TYPICAL ALLAN BLOCK WALL DETAIL

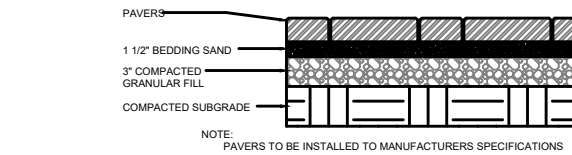
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3
L7

BARE ROOT/CONTAINER SHRUB PLANTING

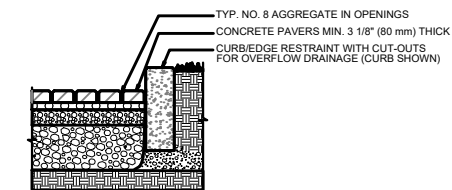
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4
L7

TYPICAL PAVERS ON GRADE DETAIL

1:100



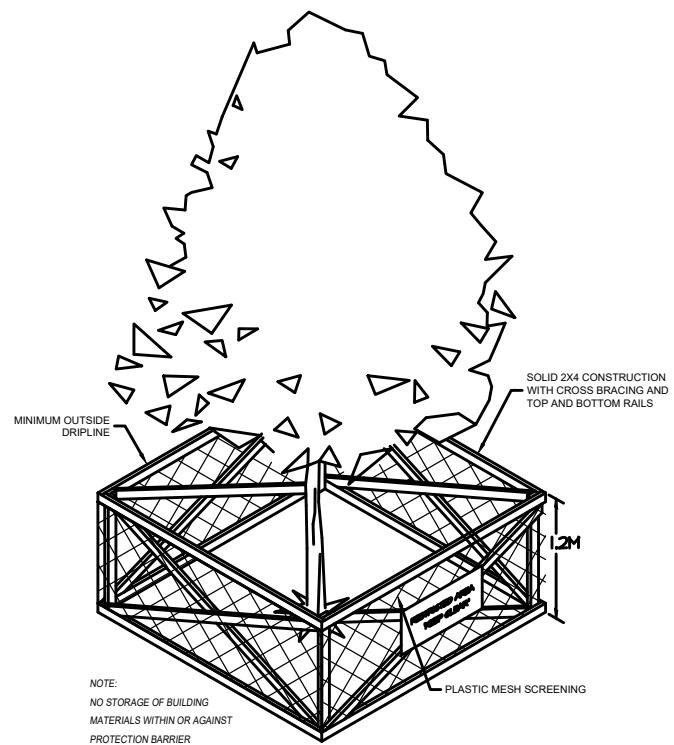
5
L7

TYPICAL PERMEABLE PAVERS DETAIL

1:100

NOTES:
1. 2 3/8" (60 MM) THICK PAVERS MAY BE USED IN PEDESTRIAN APPLICATIONS.
2. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN.
3. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
4. AS SITE CONDITIONS VARY, CONSULT A CIVIL ENGINEER FOR WALL/PAVING SUBGRADE.

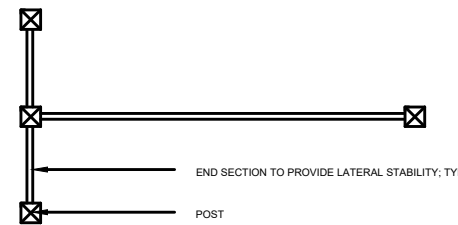




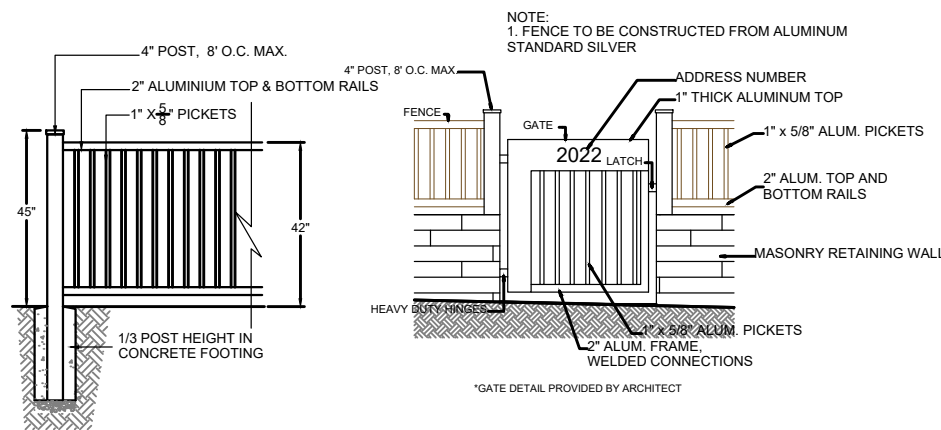
1
L8 **TREE PROTECTION DETAIL** 1/100



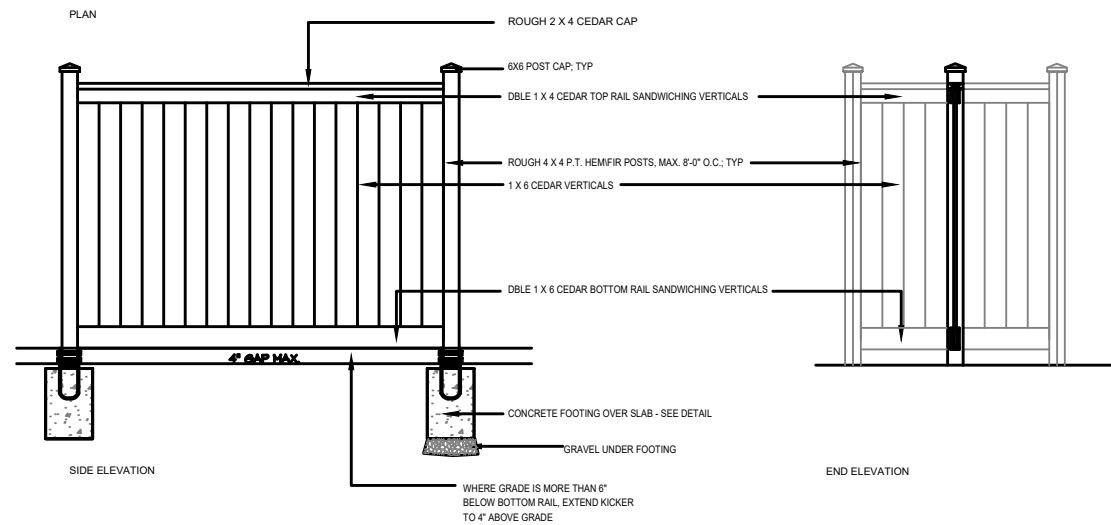
HUB SURFACE SYSTEMS STAMPED ASPHALT



- NOTES:**
1. ALL WOOD MEMBERS TO BE PRESSURE TREATED TO C.S.A. STANDARDS
 2. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
 3. APPLY TWO COATS OF STAIN TO MATCH BUILDING (TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT)
 4. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE
 5. LENGTH AND PLACEMENT AS PER LANDSCAPE PLAN



2
L8 **1.2m HEIGHT FENCE AND GATE** 1/100



3
L8 **1.8m HEIGHT FENCE AND GATE** 1/100



1.1 SCOPE OF WORK

1. Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:
 - 1.1. Retention of Existing Trees where shown on drawings.
 - 1.2. Finish Grading and Landscape Drainage.
 - 1.3. Supply and placement of growing medium.
 - 1.4. Preparation of planting beds, supply of plant material and planting.
 - 1.5. Preparation of lawn areas, supply of materials and sodding.
 - 1.6. Supply and placement of bark mulch.

1.2 Growing Medium: Conform to Canadian Landscape Standard for definitions of imported and on-site topsoil.

TABLE ONE: PROPERTIES OF GROWING MEDIUM FOR LEVEL 2 GROOMED AREAS
Canadian System of Soil Classification Textural Class: "Loamy Sand" to "Sandy Loam".

Applications	Planting Areas and Planters
Growing Medium Types	2P
Texture	Percent Of Dry Weight of Total Growing Medium
Coarse Gravel: larger than 25mm	0 - 1%
All Gravel: larger than 2mm	0 - 5%
Percent Of Dry Weight of Growing Medium Excluding Gravel	
Sand: larger than 0.05mm smaller than 2.0mm	40 - 80%
Silt: larger than 0.002mm smaller than 0.05mm	10 - 25%
Clay: smaller than 0.002mm	0 - 25%
Clay and Silt Combined	maximum 35%
Organic Content (coast):	10 - 20%
Organic Content (interior):	15 - 20%
Acidity (pH):	4.5 - 6.5

1.3 RETENTION OF EXISTING TREES

- .1 Prior to any work on site - protect individual trees or plant groupings indicated as retained on landscape plans as vegetation retention areas.
- .2 A physical barrier must be installed to delineate clearing boundaries. Refer to physical barrier detail. If detail not provided, comply with local municipal requirements.
- .3 No machine travel, storage, or parking within vegetation retention areas or under crowns of trees to be retained is allowed.
- .4 No excavations, drain or service trenches nor any other disruption shall be permitted within vegetation retention areas.
- .5 Do not cut branches or roots of retained trees.

1.4 GRADES

- .1 Eliminate standing water from all finished grades. Provide a smooth, firm and even surface in paved areas.

1.5 LAWN AREAS - SODDING

- .1 Specified Turfgrass for sod lawn areas includes Kentucky Blue for sun and Fescues for shade.
- .2 Sodding: Prepare a smooth, firm, even surface for laying sod. Lay sod staggered with sections closely butted, without overlapping or gaps, smooth and even with adjoining areas and roll lightly. Water to obtain moisture penetration of 3" to 4" (7 - 10cm).



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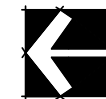
PROJECT:

TRIPLEX

SEAL:

DRAWING TITLE:

LANDSCAPE SPECIFICATIONS



DATE: 21.APR.08
SCALE: 1:200
DRAWN: RK
DESIGN: RK
CHK'D: MCV

DRAWING NUMBER:

L9

PMG PROJECT NUMBER:

21-058

1.6 PLANTS AND PLANTING

- .1 Conform to planting layout as shown on Landscape Plans.
- .2 Make edge of beds with smooth clean defined lines.
- .3 Standards:
 - .1 Refer to Plant Schedule for specific plant and container sizes and comply with requirements.
 - .2 Plant material obtained from areas with less severe climatic conditions shall be grown to withstand the site climate.
- .4 Plant Species & Location:
 - .4.1 Plants shall be true to name and of the height, caliper and size of root ball as shown on the landscape/site plan plant schedule. Caliper of trees is to be taken 6" (15cm) above grade.
 - .4.2 Plant all specified species in the location as shown on the landscape drawings.
- .5 Excavation:
 - .5.1 Trees and large shrubs: Excavate a saucer shaped tree pit to the depth of the rootball and to at least twice the width of the rootball. Assure that finished grade is at the original grade the tree was grown at.
- .6 Drainage of Planting Holes:
 - .6.1 Provide drainage of planting pits where required. ie. on sloped conditions, break out the side of the planting pit to allow drainage down slope; and in flat conditions, mound to raise the rootball above impervious layer.
- .7 Planting and Fertilizing Procedures:
 - .7.1 Plant all trees and shrubs with the roots placed in their natural growing position. If burlapped, loosen around the top of the ball and cut away or fold under. Do not pull burlap from under the ball. Carefully remove containers without injuring the rootballs. After settled in place, cut twine. For wire baskets, clip and remove top three rows of wire.
 - .7.2 Fill the planting holes by gently firming the growing medium around the root system in 6" (15cm) layers. Settle the soil with water. Add soil as required to meet finish grade. Leave no air voids. When 2/3 of the topsoil has been placed, apply fertilizer as recommended by the required soil test at the specified rates.
 - .7.3 Where planting is indicated adjacent to existing trees, use special care to avoid disturbance of the root system or natural grades of such trees.
 - .7.4 Where trees are in lawn areas, provide a clean cut mulched 900mm (3 ft.) diameter circle centered on the tree.
- .8 Staking of Trees:
 - .8.1 Use two 2"x2"x5' stakes, unless superseded by municipal requirements. Set stakes minimum 2 ft. in soil. Do not drive stake through rootball.
 - .8.2 Leave the tree carefully vertical.
 - .8.3 Tie with pre-approved commercial, flat woven polypropylene fabric belt, minimum width 19mm (3/4"). Approved product: ArborTie - available from DeepRoot.
 - .8.4 Coniferous Trees over 6 ft. height: Guy with three 2-strand wires (11 gauge). Drive three stakes equidistant around the tree completely below grade.
- .9 Pruning:
 - .9.1 Limit pruning to the minimum necessary to remove dead or injured branches. Preserve the natural character of the plants, do not cut the leader. Use only clean, sharp tools. Make all cuts clean and cut to the branch collar leaving no stubs. Shape affected areas so as not to retain water. Remove damaged material.
- .10 Mulching:
 - .10.1 Mulch all planting areas with an even layer of mulch to 2-1/2 - 3" (65 - 75mm) depth. Confirm placement of mulch in areas labeled "Groundcover Area" on drawings. Mulch a 3 ft. (900mm) diameter circle around trees in lawn areas, leave a clean edge.

1.7 ESTABLISHMENT MAINTENANCE

- .1 Required maintenance of the landscape includes watering, weeding, mowing, leaf removal and fertilization.



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